

Homes AND Plans

RANCH HOMES SPLIT-LEVELS EXPANSIONS



Home Designs for Every Family.

All Budgets

Take your pick from this sparkling new collection featuring ranch plans in all sizes, split-levels for all lots, and popular expansion and two-story homes for the traditional and modern household. All working-drawing blueprints are immediately available.



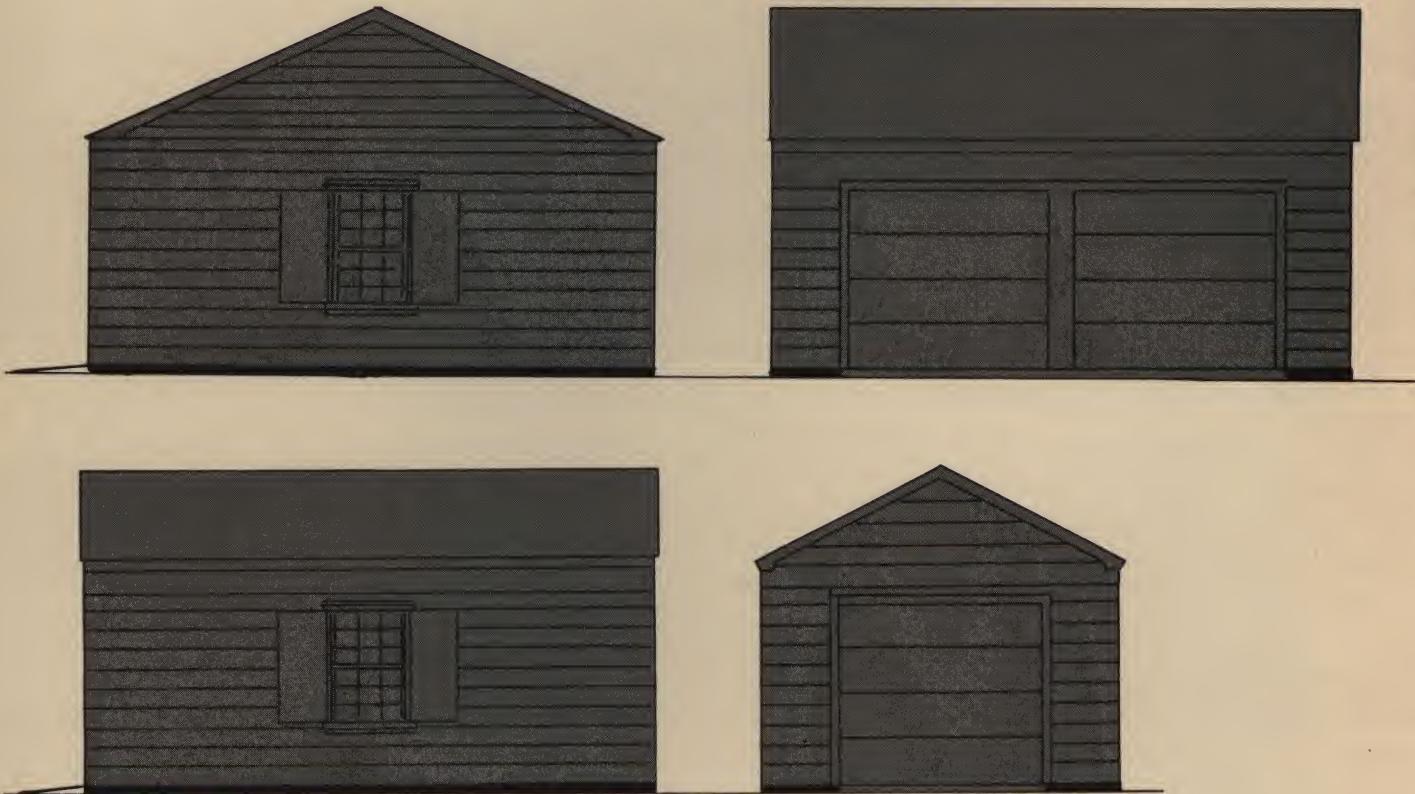
Add a Garage

Easy As 1-2-3

As a special offer, for any plan shown without a garage, this simple garage plan may be ordered. The lines are traditional and will be suitable for most homes, and it's a practical and economical way to add a garage to an old house, or to place a detached garage in the best location on a lot that is too small for attached garage. A set of garage blueprints contains both the one-car and the two-car version, along with specifications and lumber check-list. These aren't skimpy, minimum car shelters, but extra wide, full-scale garages, based on the needs of today's larger cars, with space left over for gear and outdoor tool storage. Garage plan may be ordered as noted below.

One-Car Version: 14' x 21'.

Two-Car Version: 23' x 21'.



Price: \$5.00 per set with specifications and check list.

Three sets at \$12.50.

Garage Plan, Room 704, 48 West 48th Street,
New York, New York 10036

POPULAR Homes AND Plans

24th Edition

The houses are, in general, arranged by size according to square-foot areas. This does not include optional areas such as porches, garage, or terrace, but only living space. See page 46 for suggestions in personalizing the plan of your choice.

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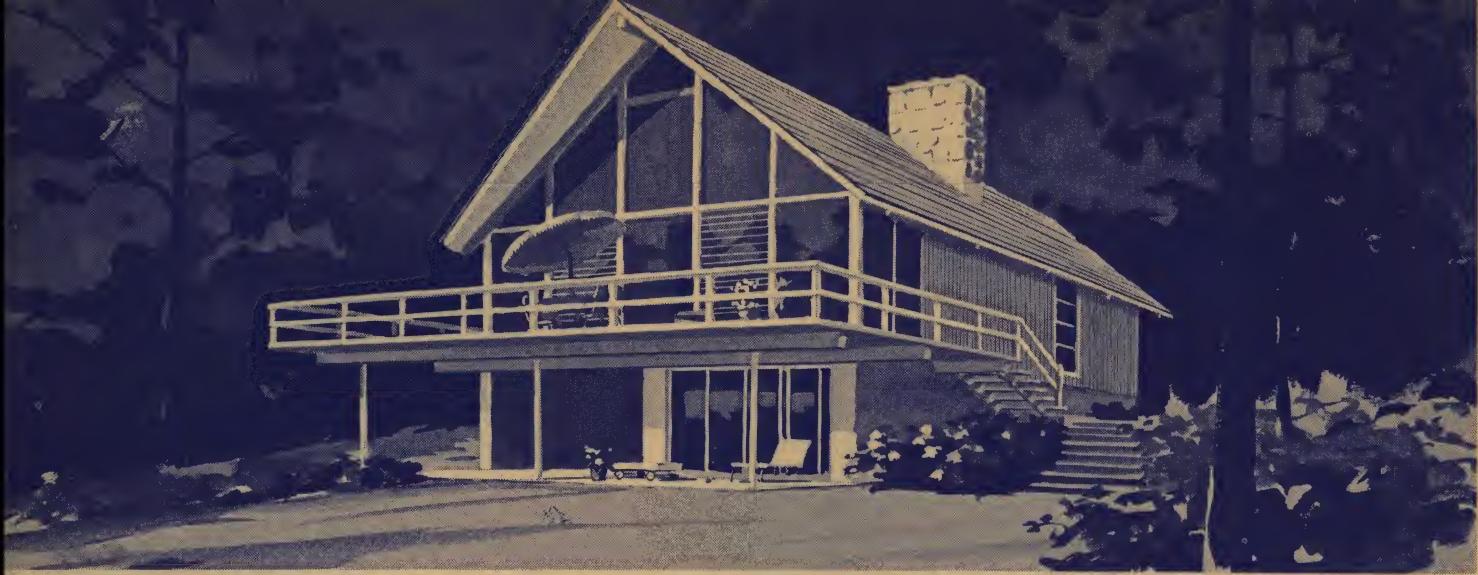
Book 112

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HOUSE PLAN HEADQUARTERS, 48 W. 48, N. Y. 10036

A-Frame for Year 'Round Activity

PLAN NO. C-1310

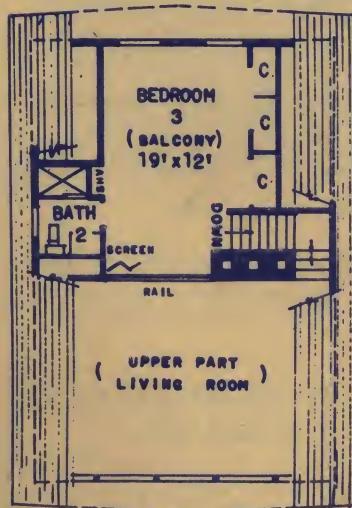
The lines of this smart, and particularly comfortable A-frame house are readily adaptable to your family's vacation needs at the seaside, mountain lake or country suburb. The wrap-around wooden deck offers the most wonderful outdoor living area for good weather in any location and indoor living is equally smart and spacious. The main level includes a big living room with a cozy fireplace, a dining area and a compact kitchen that takes care of handling a family or a great big holiday party with equal ease. The bathroom is back-to-back with the kitchen, both practical and economical, and the two bedrooms are at the rear of the house. Four closets in one room and two others in the second make for better-than-average storage. The stairway arrangement is terrific. Stairway up to the balcony that overlooks the living room is at the right of the fireplace. This reaches the big balcony bedroom where

three large closets and a second bathroom make the area a fine master bedroom suite. A folding screen can be used to shut off the room from the living quarters below, but left open, this bedroom can enjoy the window vistas at the front of the house across the upper part of the living room. Big windows also look out to the back. The stairway at the left of the fireplace takes you down to the garage (or boat storage) area as well as to the recreation room and rear storage space. A fireplace in the recreation room is equally cheery and sliding glass doors that look out to the lake or mountains enhance this room. There's a heater alcove next to the fireplace here and that means that you can turn the house into a year-round resort for weekends or build it as a ski-lodge or other winter home. It's a wonderful "second" house for city dwellers or a cozy, efficient year 'round home for a fun-loving family.

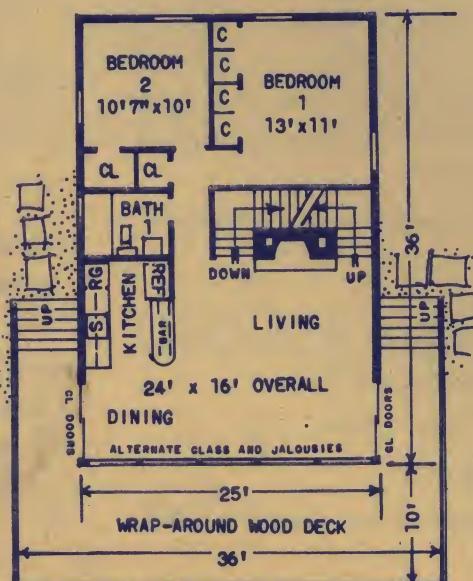
Overall Dimensions: 25' x 36' (excluding deck).

Square Feet: 850.

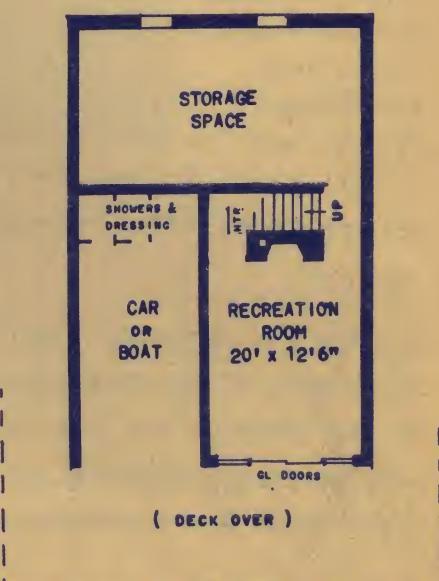
Architect: Lester Cohen.



2 Balcony
Bedroom Plan



First Floor

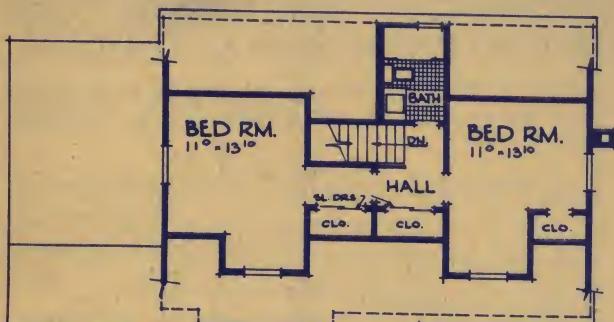


Ground Floor

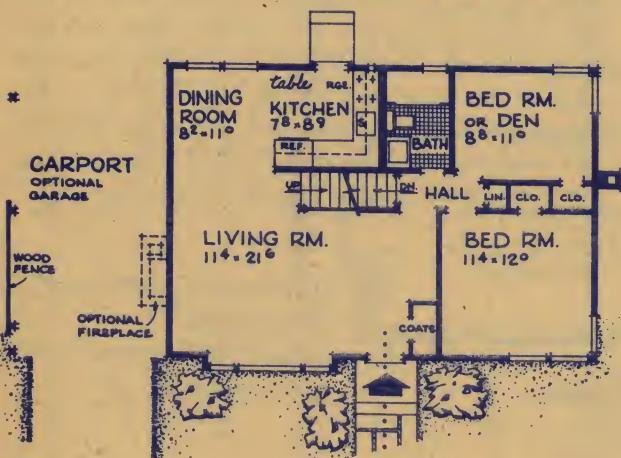
Cape Cod News

PLAN NO. C-1920

The news about this Cape Cod house is all good—it's a real beauty, and economical to build, as well. First of all there is the timeless beauty of the Cape Cod styling which will look well in any surroundings, there is a floor plan which gives a big living area without waste space, and the entire house has been designed to use lumber in standard lengths to eliminate waste. On the first floor there is a large living room which has a big window facing on the front of the house, and a coat closet next to the front door for the convenience of



ATTIC FLOOR PLAN



FIRST FLOOR PLAN

guests. At the rear of the living room there is a dining room which can be arranged to serve as an extension of the living room for entertainment purposes. The windows of this area are big enough to provide plenty of light to the kitchen as well, where an "L" shaped arrangement of facilities makes light work of all the kitchen chores. An outside entry in the kitchen saves a great many steps for all the members of the family. A centrally located hall leads to the two downstairs bedrooms and the bath, and in the hall there is a linen closet, and the stairs down to the full basement. The bath is conveniently located, and both bedrooms have good corner windows which give maximum light and privacy. One of the advantages of this house is that the attic floor can be finished at a later date to provide additional bedroom space and a second full bath. The stairs to the second floor are located in the living room and go up to a hall where there are storage closets with sliding doors. Both bedrooms have dormer windows and windows on the side which provide cross-ventilation, and each bedroom has a large closet. At the side of the house is a carport which could double as a family picnic area—or this space could be used to build a garage.

Overall Dimensions: 34'6" x 23'4", excluding garage.

Square Feet: 800 (first floor).

Architect: Herman H. York.

HOUSE PLAN HEADQUARTERS,

48 W. 48, N. Y. 10036





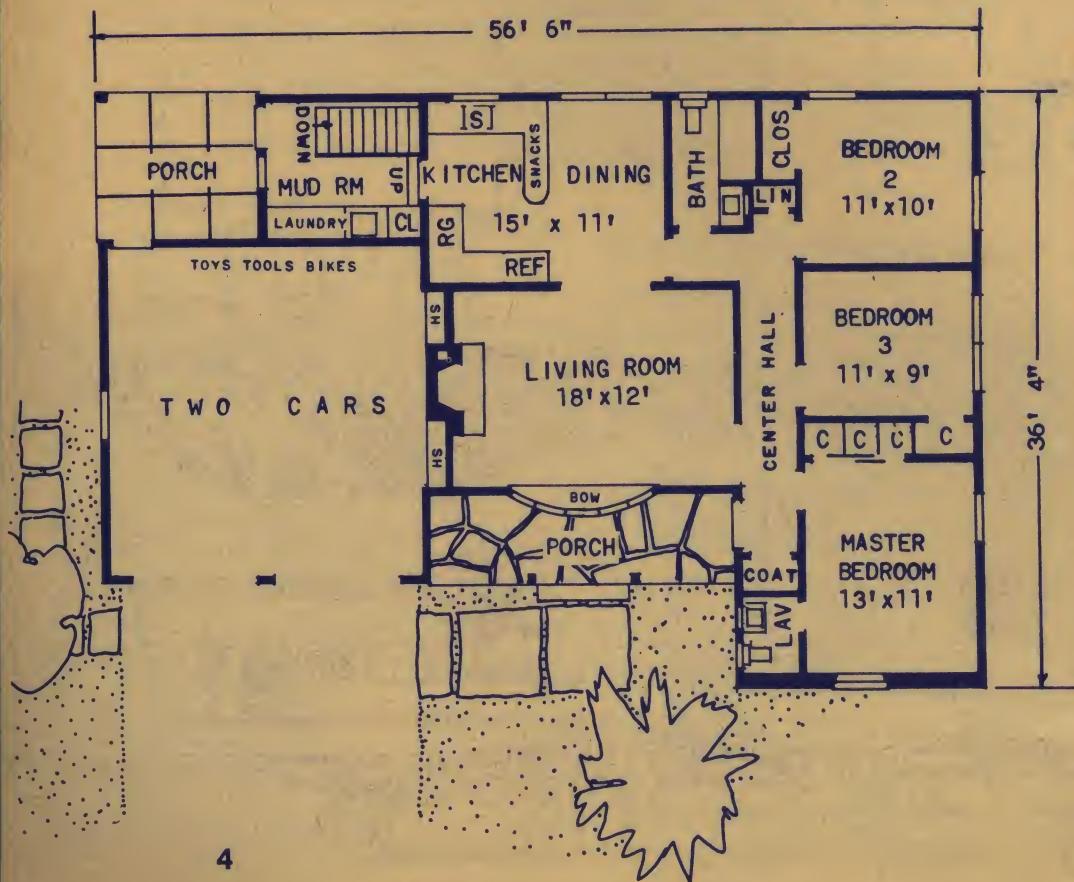
HOUSE PLAN HEADQUARTERS, 48 W. 48, N. Y. 10036

Front Porch Hominess

PLAN NO. C-7225

Everyone likes an informal front porch entrance. It shades the living room and become a kind of zoned entryway to the interior, protecting the house from rain or snow. In the evening it's a sitting place for the entire family, and actually makes the house seem larger. Of course, there's another rear porch for outdoor picnic privacy, readily accessible from the kitchen via the mud room. This three bedroom house is about the minimum in size where the family can enjoy private dining comfort without space given to an extra room. The dining space here has two windows and can be completely separate from the kitchen by use of louvred folding doors or movable screens. Another luxury for a house of this

nature is the extra half bath for the master bedroom at the front. It even has its own window. A closet wall separates the front and center bedrooms and the large family bath at the back also serves as a guest lavatory. Bedroom 2 has cross ventilation as does the master bedroom, and even the little bedroom has two airy windows. The living room is conventional with fireplace and bow window as focal points and the practical center hall plan keeps this room free of any kind of traffic to the other areas of the house. Mother will welcome the kitchen layout, with laundry, service and mud room adjoining. This area need not be heated. An extra "big-house" feature is the double garage, with lots of extra storage.



Where Quality Counts

The three-bedroom home in less than 1,000 square feet is still among the most sought after, and when it is laid out as competently as this one, it's a real find. An attached two-car garage adds to the luxury look and to the actual convenience as well. There's a service entry into the kitchen from the garage with ready access to basement stairs. This is most convenient after marketing when groceries can be taken right into the service area and sorted for basement storage items and kitchen items. The kitchen and dinette combination is perfect as a space saver. Appliances are arranged compactly in a convenient service and work area and the dinette enjoys the air of a real dining room with its handsome corner windows and interesting space layout. The living room is kept out of the line of household traffic with the entry set off to the

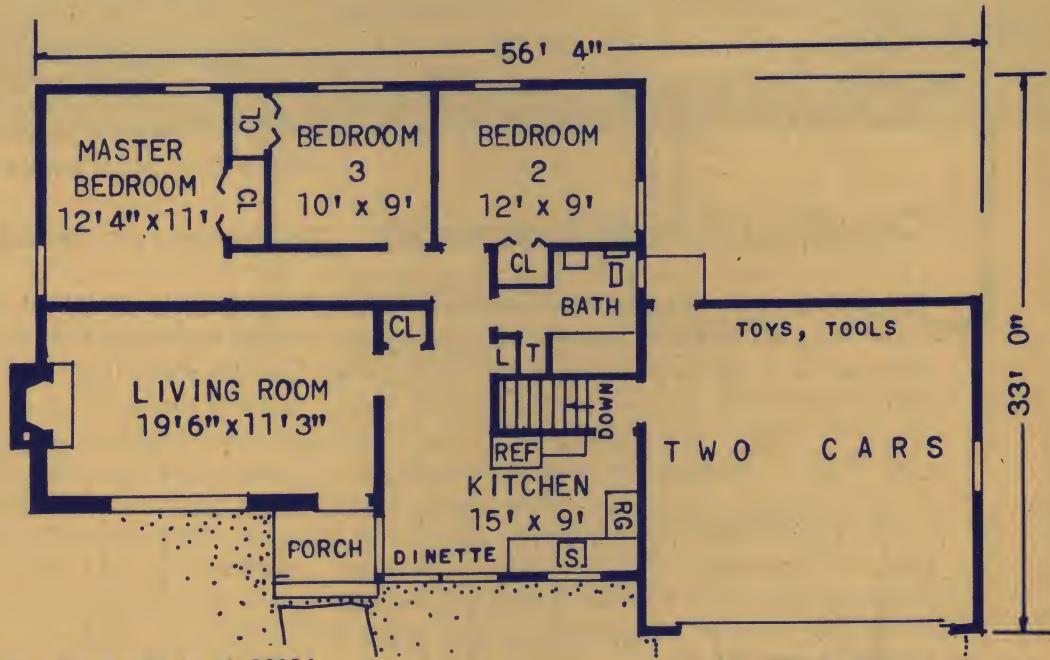
PLAN NO. C-9330

far right of the room and a minimum of traffic needed to get to the rest of the house. In the living room, fireplace and picture window vie with each other as focal points, and there's an unusual amount of wall space for decorating and furniture placement. A core hall saves a lot of space for the bedrooms, which can have a lot of privacy for a small house. They are all at the back of the house, and closet walls between the master bedroom and bedroom 3, and the same type of folding door closet in the other bedroom, add a storage bonus. In addition, there is a linen closet outside the bathroom, and within, a towel storage alcove. Unusual windows, a handsome gable, and a dovecote and cupola enhance the entrance appearance of this completely practical ranch home.

Overall Dimensions: 56'4" x 33' (including garage).

Square Feet: 925.

Architect: Lester Cohen.



HOUSE PLAN HEADQUARTERS, 48 W. 48, N. Y. 10036





HOUSE PLAN HEADQUARTERS, 48 W. 48, N. Y. 10036

Comfortably Contemporary

The picture accompanying this house plan illustrates perfectly how comfortable yet functional a contemporary house can be. It shows the dining room, drapes drawn across the three large windows, and planter-divider brimming with colorful blooms. This room, and any of the other rooms in the house, can easily accommodate any period of furniture—from strictly modern right down to the best from Grandma's attic! There is a nice big living room, too, with two beautiful windows at the front, and beautifully proportioned—which enables you to make comfortable furniture arrangements. A coat closet is shown next to the front entry. The kitchen is only a convenient step away from the dining room, and has been designed to suit an efficiency-minded modern housewife. The appliances and cupboards are ranged along two walls, there is plenty of counter-top work space, and there is a

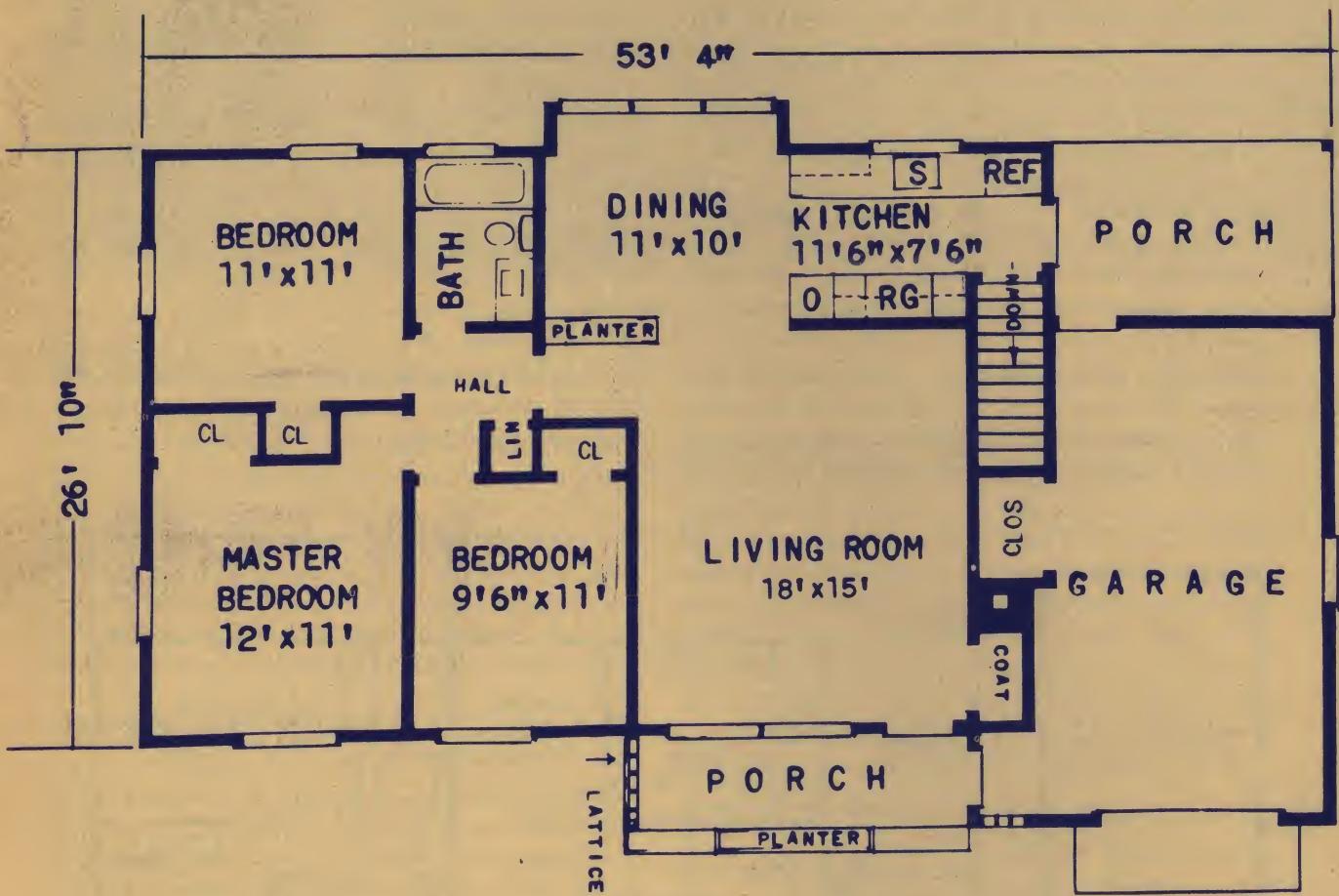
PLAN NO. C-9331

big window over the sink. From the kitchen, stairs lead down to the full basement and a door opens on the spacious porch. If the fancy suits, this porch could very easily be screened or glassed in for year-round use and in any event it makes a very useful covered entry from the garage to the house. The garage, which has a big storage closet, also has a second door which opens on the front porch. The porch itself is decorated with a lattice for climbing vines and a stone planter that will hold seasonal plants matching those in the window box. There are three big bedrooms in this house, all with large closets and two with dual-exposure windows. On one side of the hall there is a nice linen closet and on the other side of the hall a complete bath with built-in tub and sink. The handsome contemporary exterior, trimmed with stone, will look comfortably correct in any setting.

Overall Dimensions: 53'4" x 26'10".

Square Feet: 1,030.

Architect: Herbert W. Neumann.



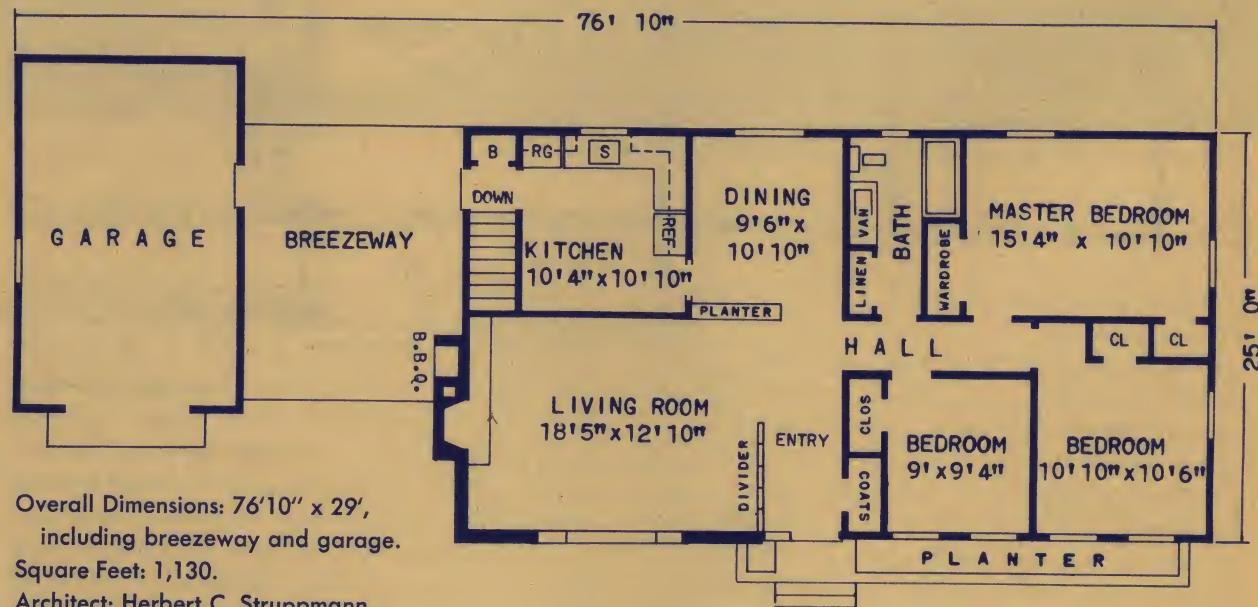
A planter divides the living room from the dining area.
The bay window adds cheer.

Right Angle Ranch House

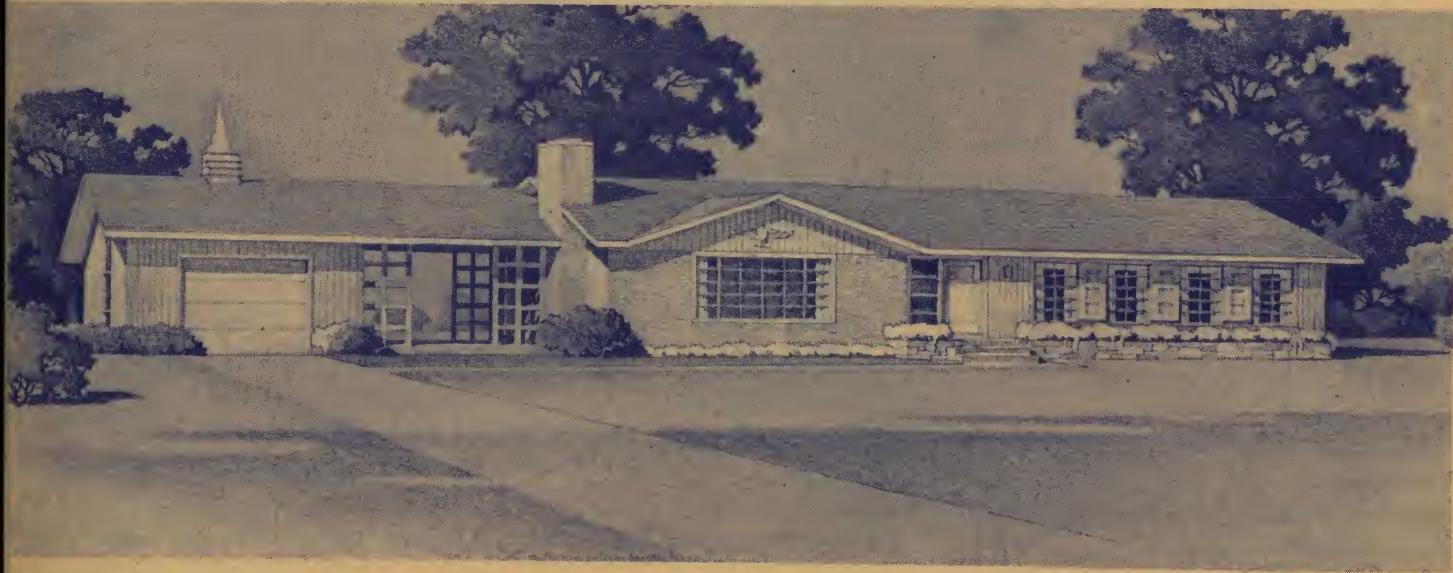
PLAN NO. C-6974

For extra living on an economy scale, the plan of this lovely home takes the prize. Avoiding expensive roof breaks, the layout is in a rectangle, but there's nothing "boxy" about it. And adding the breezeway and garage gives the front view of the house that long, low look that usually costs a lot more. Without waste of any living square footage, there is a center hall plan that separates living, dining, bedroom and service zones from each other and makes for the most efficient traffic circulation. A divider is suggested at the front entry to shelter the living room from drafts, and an airy planter wall works magic for the dining room; these budget planned items take the place of walls but do the job of setting the important living rooms off from the entry, the hall and from each other. A big country window brightens the dining room, and the many-paned picture window in the living room presents a delightful aspect from inside as well as from

the street. As a focal point, the living room fireplace with its wide hearth keynotes any decorating scheme to perfection, and the chimney makes provision for a barbecue fireplace out on the breezeway. This outdoor area can be enclosed for a family room if preferred, but with its lattice shields at front and back, there's summer evening comfort here just as it is shown. The kitchen arranges its utilities in an L-shape, and gives easy step-saving along with a corner for a built-in dinette. Service vestibule is reached from the breezeway (convenient to the garage) and includes a broom closet along with stairway to the basement. A big family bathroom has room for a vanity and a linen closet. All the bedrooms are big, bright and airy and closets are good. Distinctive outside touches include the decorative raised panels, wide stone planter, cupola, and eagle motif.



HOUSE PLAN HEADQUARTERS, 48 W. 48, N. Y. 10036





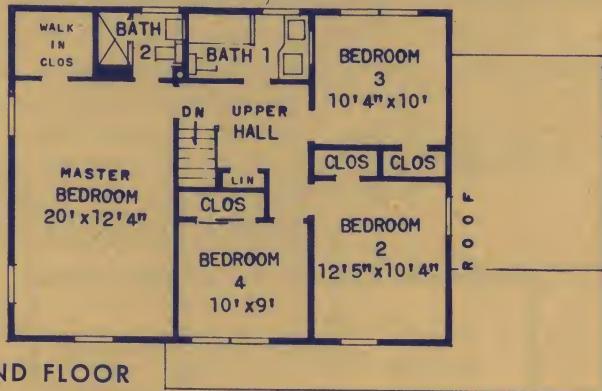
HOUSE PLAN HEADQUARTERS, 48 W. 48, N. Y. 10036

Blueprint for Individuality

PLAN NO. C-9272

The simplicity evident in the exterior of this two story house allows you to make many interesting variations. You might choose natural wood shakes or colorful shingles for the major portion; the brick on the first floor could be painted white or left in the original warm color. The covered entrance porch and the pretty front door will help you to welcome your guests in comfort. There is a well lighted center hall that leads directly to every area of the house. At the left of the hall is the spacious living room, with windows on three sides. You might choose to put a dining area in the rear of this room; in that case, the room at the right of the hall could be used as a den or home office. The family kitchen is comfortably large, and has room for every work-saving appliance in addition to ample cupboard and counter space. There is also a dinette area near the two big rear windows. At the rear of the center hall is a coat closet, a handy lavatory and stairs to the basement. The attached garage has extra storage space in the rear, an outside entrance and a door which leads directly into the kitchen. As shown in the

plan this garage can be built for either one or two cars. On the second floor there are four large bedrooms, all leading off a large center hall. Bedroom 4 has two windows at the front and a closet with sliding doors. Bedroom 2 has a large closet and cross-ventilation and Bedroom 3 has double windows at the rear and a large closet. The master bedroom is luxuriously large, with three windows on two sides, a walk-in closet and a private bath with enclosed shower. The family bath includes the convenience of a double vanity sink. The complete livability of this house makes it an excellent choice for you.

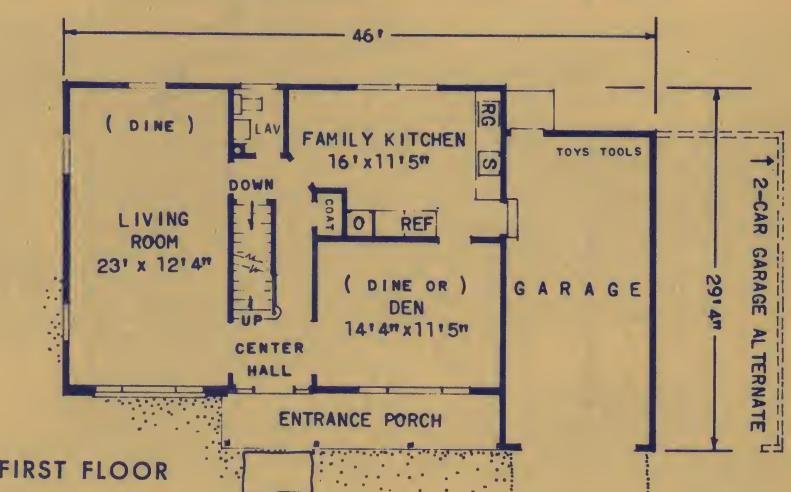


Overall Dimensions: 46' x 29'4".

Square Feet: 785 first floor,

840 second floor.

Architect: Lester Cohen.





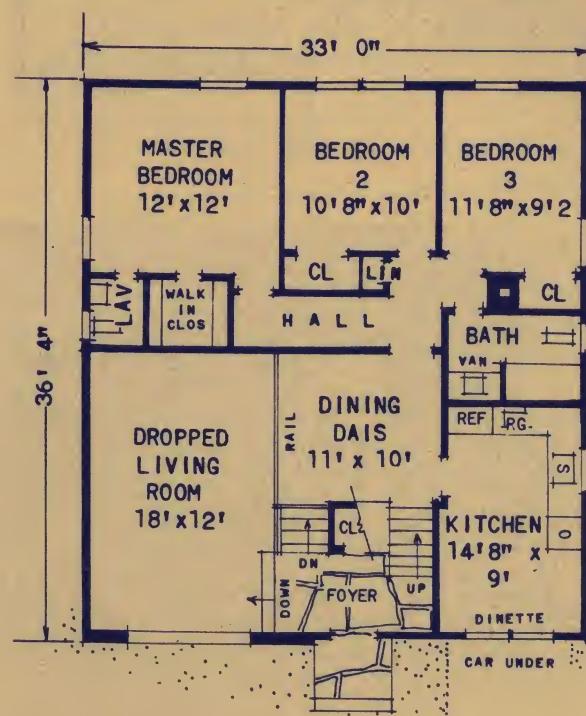
HOUSE PLAN HEADQUARTERS, 48 W. 48, N. Y. 10036

Definitely Different

This is a wonderful split-level house; definitely different in design and suitable for any location. The simple lines of the exterior will show off your foundation plantings at their very best, and the front door and garage door which harmonize in styling are especially attractive. There is a flagstone floor at the entry, and another in the foyer where there is a coat closet and stairs to the various areas of the house. Two steps down to the left is a nicely proportioned dropped living room, with a picture window and a rail separating it along one side from the dining

PLAN NO. C-8002

dais. On the same level as this dais, and only a few steps away, is a well organized kitchen complete with every convenience, and with a nice dinette space at the front. All three bedrooms are in the back of the house where there is privacy and quiet. Bedroom 3 has cross-ventilation and a large closet and bedroom 2 has two windows and a large closet. In the master bedroom there is cross-ventilation, a huge walk-in closet and a private lavatory. The hall has a linen closet convenient to all rooms and in the family bath there is a modern vanity sink. The stairs down from the foyer lead into a recreation level hall where there are two big storage closets, and then beyond this to a wonderfully spacious recreation room which has four big windows and an outside entry. The utility room has space enough for your laundry equipment and a handy lavatory in one corner. At the side of the garage is an area for a workbench and tools, another for toy storage, and because this garage has a door to the lower level it is possible to go from the house to the car easily and comfortably in bad weather. This split-level house is definitely different, and definitely nice!



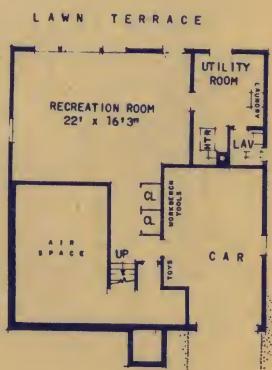
LOWER LEVEL
Reduced Scale

Overall Dimensions:

33' x 36' 4".

Square Feet: 1,130.

Architect: Lester Cohen.



Two Bedrooms Plus

This ranch house design is full of some really wonderful ideas; it is completely livable in the basic plan, and there is room for future expansion as the needs and means of the family increase. Most of the work in the future can be accomplished on a "do-it-yourself" basis with a minimum of confusion and expense. In the basic plan there is a living room, kitchen, dining room, and two bedrooms. The living room has a bow window, fireplace with corner hearth and a folding door between it and the kitchen. There is a dinette corner in the kitchen as well as entry to the stairs to the basement. What is now an outside entry becomes a door to the family room later on. The dining room, with glass doors opening on the terrace area, is convenient to both kitchen and living room. To the right of the center hall there are two bedrooms; the one at the front has windows on two sides and two closets, the master bedroom in the plan has three double closets and three windows. The family bath has a double

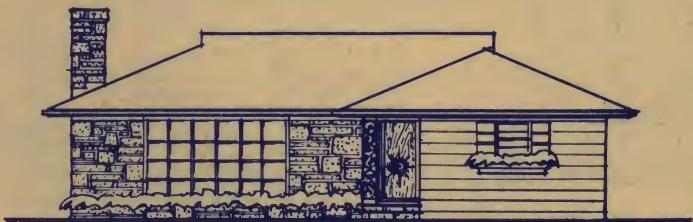
PLAN NO. C-8001

vanity sink and there is a linen closet close by. The plans for the future include a terrace with barbecue corner, a family room with snack bar and a two car garage. This ranch house makes a good investment now and in the future.

Overall Dimensions: 46' x 33' (basic plan).

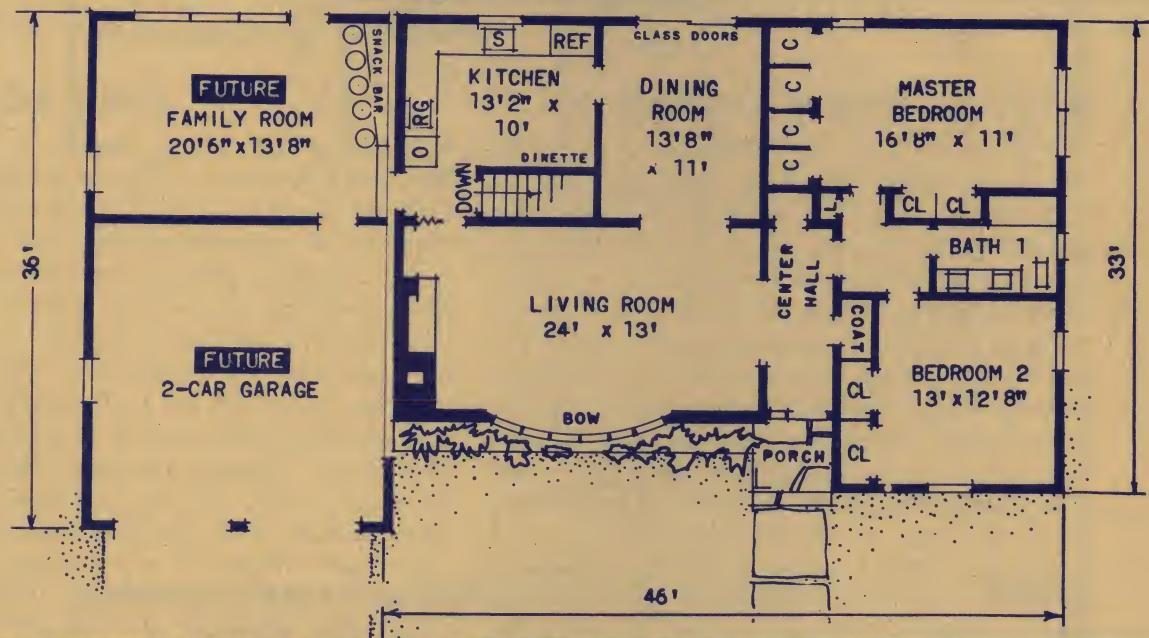
Square Feet: 1,285 (basic plan).

Architect: Lester Cohen.



Front elevation, no garage.

FUTURE BAR-B-QUE AND TERRACE





HOUSE PLAN HEADQUARTERS, 48 W. 48, N. Y. 10036

Unusual Ranch Design

We like the unusual flair of this raised ranch plan and we know that you will too. You will also appreciate the possibilities for enjoyable living which the floor plan offers. A really striking front door opens on a well lighted foyer which leads to the two levels of the house. On the lower level there is a two car garage, a laundry and heater room, a storage closet and best of all, a spacious playroom with a fireplace, four big windows and adjacent lavatory. Sliding glass doors open from the playroom onto a terrace which has stairs going up to a first floor balcony. This balcony is reached by sliding glass doors; these open on the dining room and are close enough to the kitchen to make the balcony a convenient spot for serving meals when the weather is nice. The spacious living room has three handsome windows at the

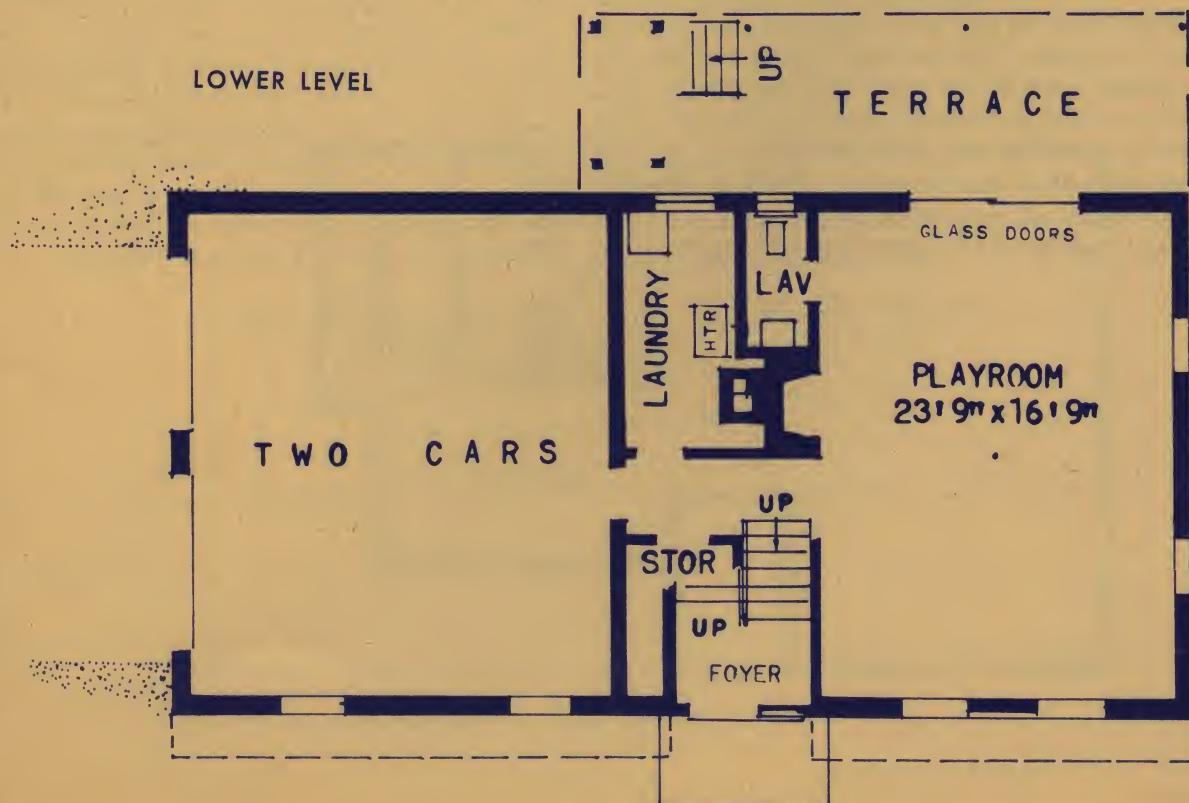
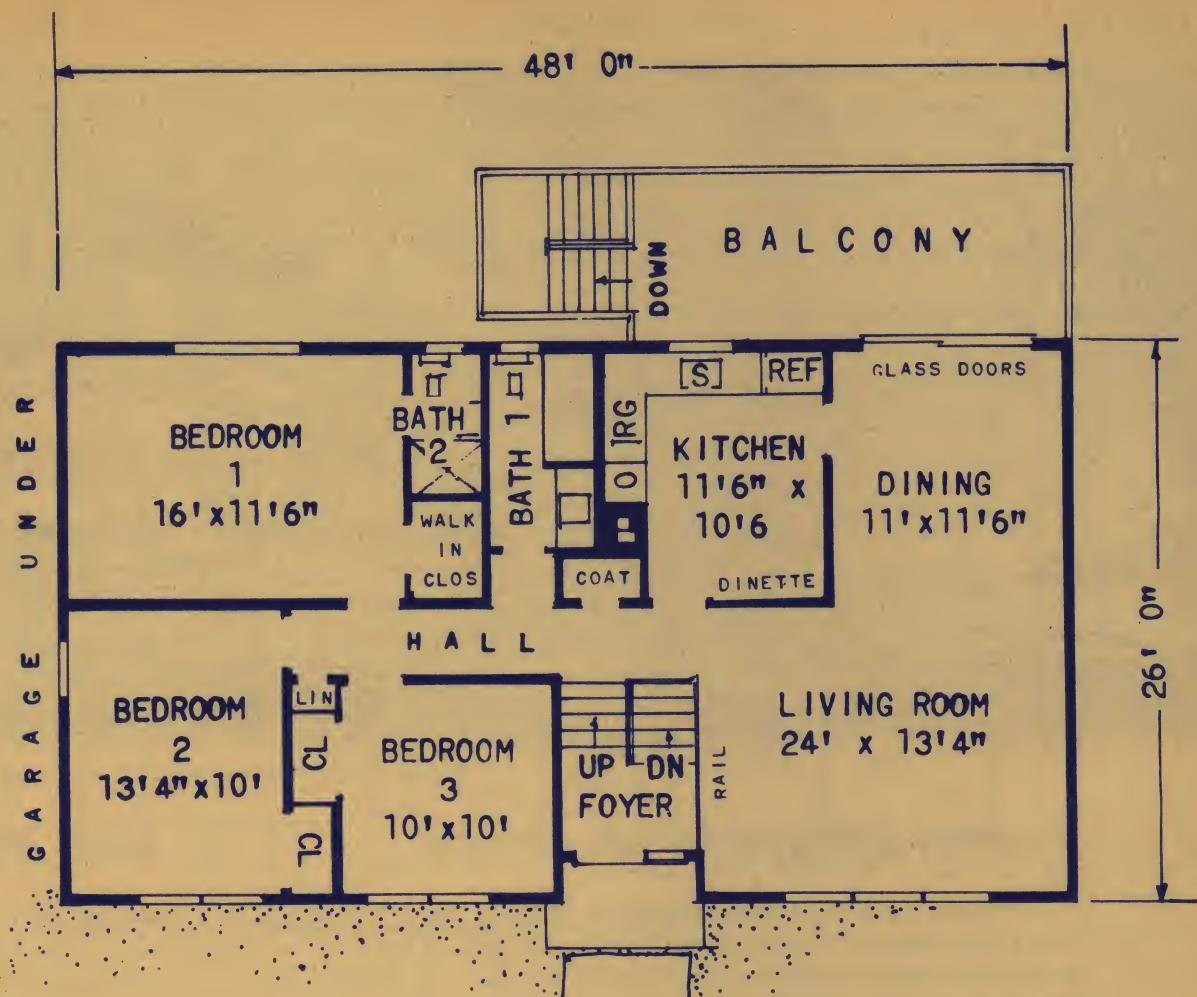
PLAN NO. C-9276

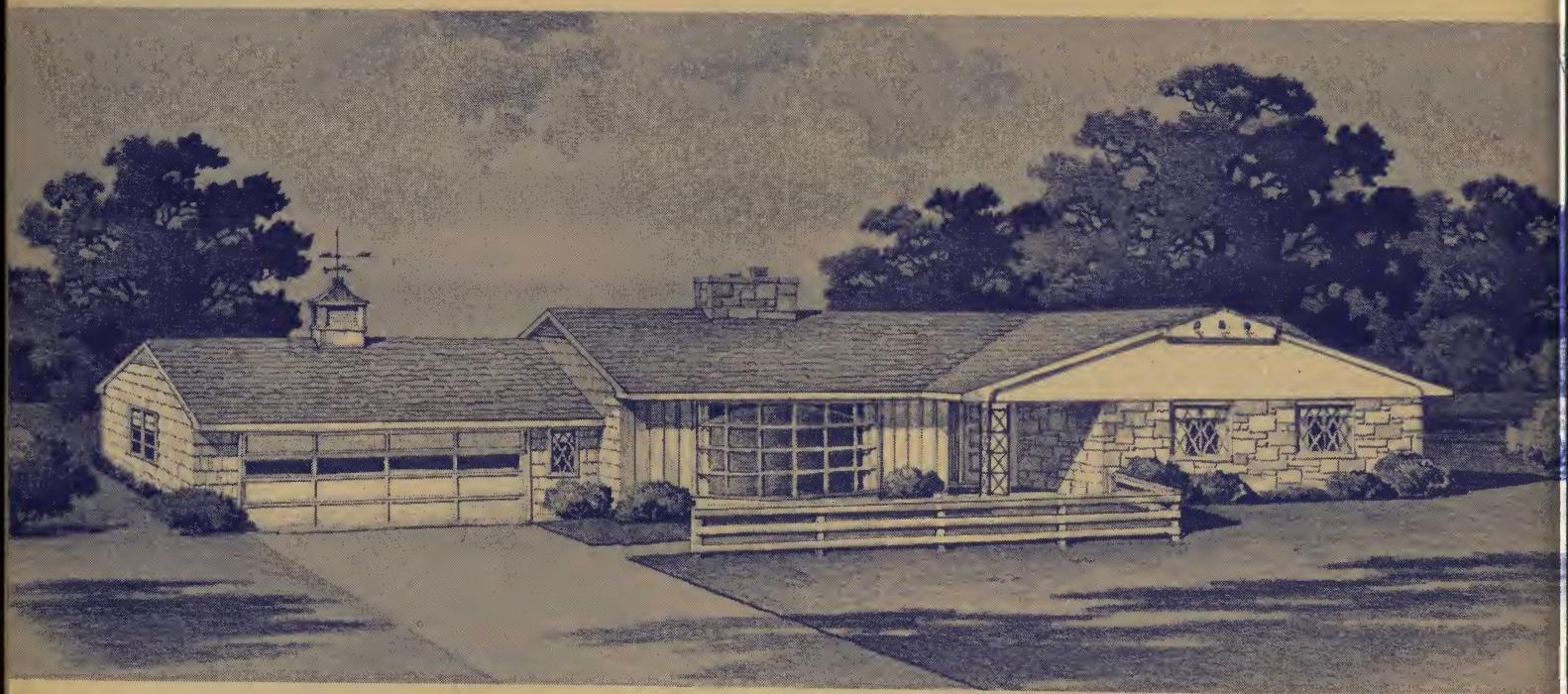
front and a decorative railing overlooking the foyer. There is a dinette corner in the kitchen for breakfast or snacks and all cupboards and appliances have been put in an "L" design for greater convenience when preparing meals or cleaning up after them. There is a center hall which runs across the house on the main floor and which has a coat closet and a linen closet. The family bath, which has a vanity sink and a full tub, is handily located to all main floor areas. Bedroom 3 has a double window at the front of the house and a large closet; bedroom 2 has a large closet, too, plus cross-ventilation. In the master bedroom there is an extra large window at the rear, a walk-in closet, and a private bath with an enclosed shower. The unusual exterior is strikingly simple but extremely interesting.

Overall Dimensions: 48' x 26'.

Square Feet: 1,165.

Architect: Lester Cohen.





HOUSE PLAN HEADQUARTERS, 48 W. 48, N. Y. 10036

Planned Efficiency Plus Beauty

PLAN NO. C-8267

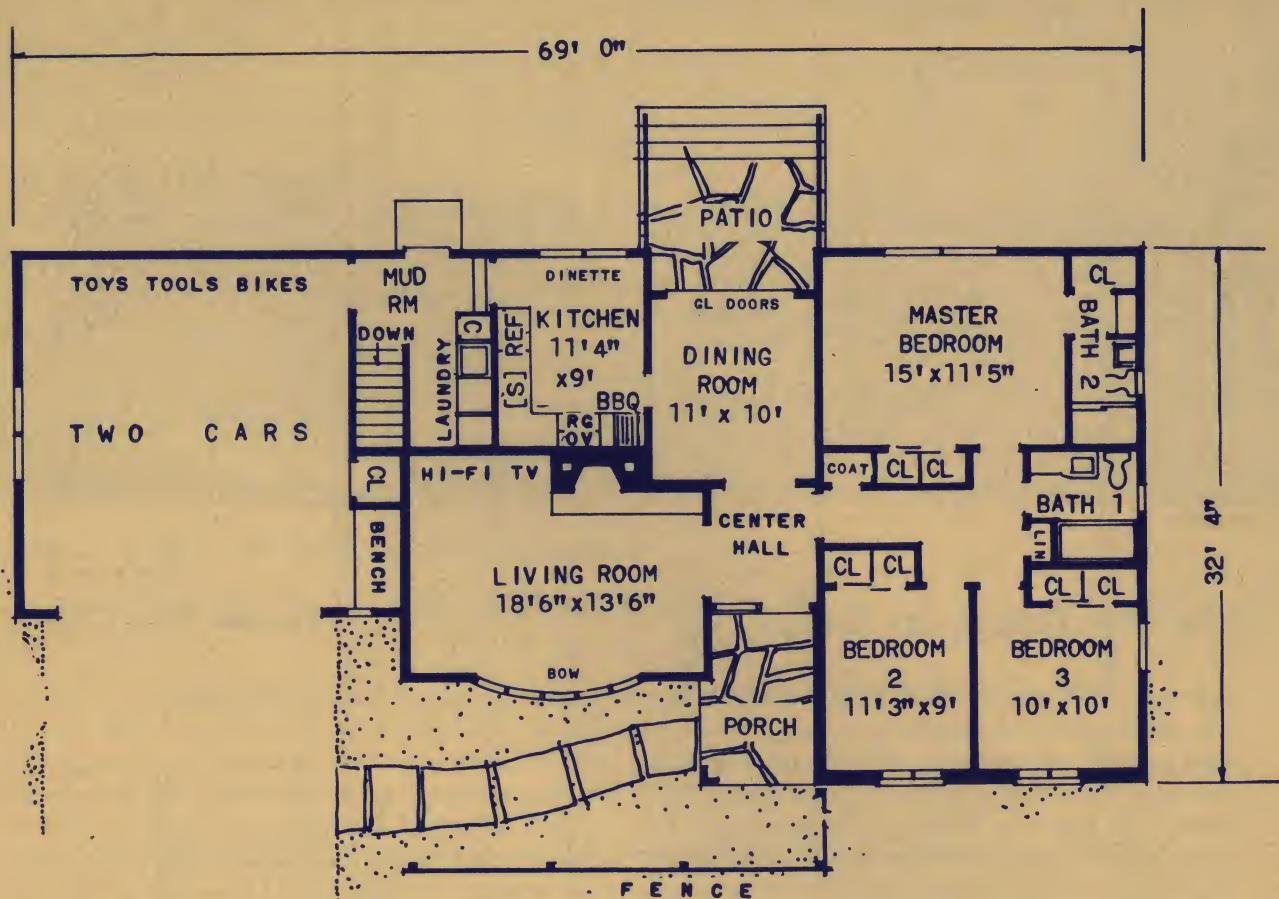
This beautiful home has an exterior of colorful shingles, with board siding and rugged cut stone used for accent in the front. Notice the perky cupola atop the garage, the graceful bow window and the leaded front windows, all of which add to the general effect of lasting beauty. There is a fenced in garden area at the front, with a stone path leading from the drive to the covered porch. A large window next to the door lets light into a center hall which opens onto every area of the main floor. To the left is the living room, with the bow window, fireplace with extended raised hearth and a special corner to hold a built-in Hi-Fi and T.V. unit. Directly behind the center hall is the dining room. Here, wide sliding glass doors open on a paved patio which can be used as a summer-time dining and entertaining area. In addition to a barbecue fireplace and a compact work and storage arrange-

ment, the kitchen has a dinette space for informal meals in front of the double window. Two steps down from the kitchen there is a combination mud and laundry room with an outside entrance, a storage closet and stairs to the basement, and also a door into the attached two car garage. The garage has storage space at the rear and the side, and room for a built-in work bench. Such a compact work area will prove to be a year-round convenience for the entire family. To the right of the center hall is the bedroom wing. Each of the three bedrooms has big windows and a double closet with sliding doors. In the master bedroom there is also a dressing alcove with closet and vanity bench and a private bath with enclosed shower. In the family bath there is a vanity sink and alcove tub. The basement plan calls for a storage room, a hobby room and a recreation room with corner bar.

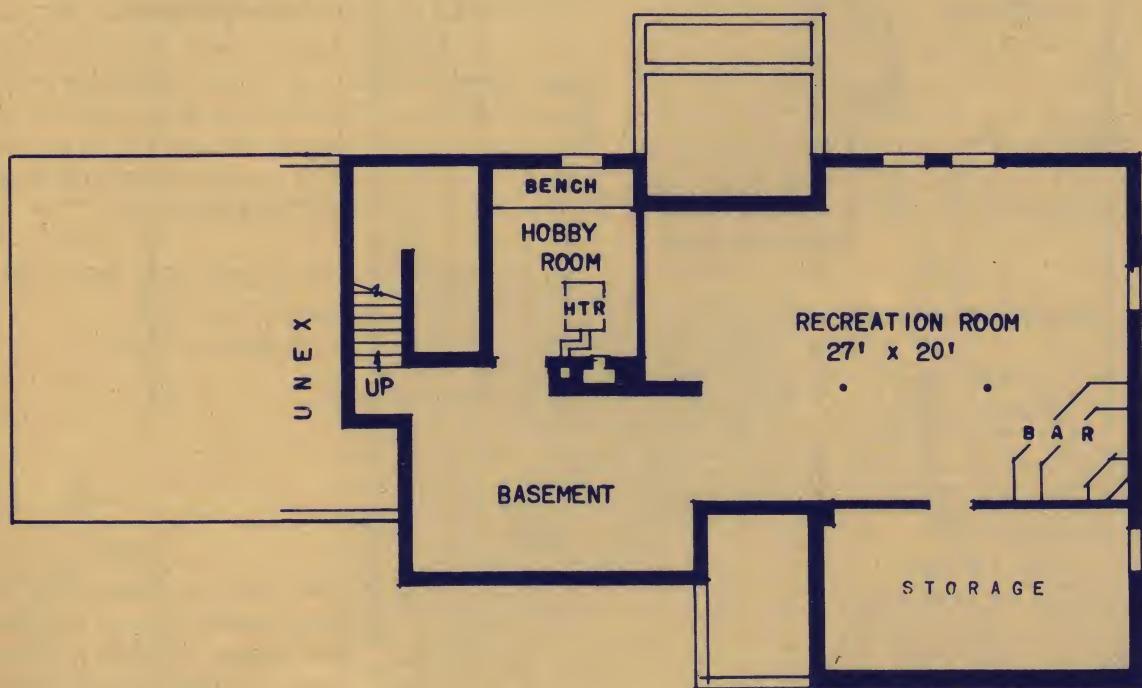
Overall Dimensions: 69' x 32'4".

Square Feet: 1,113.

Architect: Lester Cohen.



FLOOR PLAN



BASEMENT PLAN



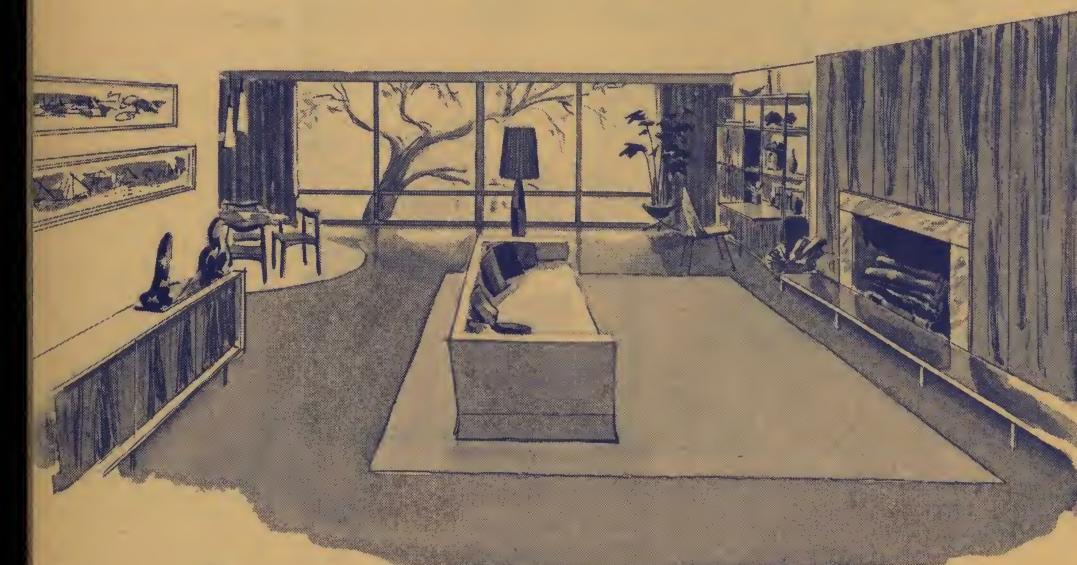
HOUSE PLAN HEADQUARTERS, 48 W. 48, N. Y. 10036

For the Young In Heart

There's an air of youth and vigor about this house that will appeal to building families of all ages. It's not too much to handle in any income bracket, and easy maintenance will make it popular with young families as well as with older folks who are giving up larger quarters. The advantages of a center hall will be apparent to families of either group. A covered entry porch opens into the vestibule where coats can be put away before going any further. To the right of the hall is a bedroom wing, straight ahead is the living and dining area, and to the left, the kitchen and service zones. Steps are saved for the busy housewife who can see the front entry from dinette (through a stunning front window that will flood the kitchen expanse with sunlight); serving is made easy to the dining room at the back; and an optional door opening to the garage from the kitchen is an idea that will appeal to all the family. A covered flagstone porch can be reached from the garage and from the dining room and it's a good spot for bad weather play area as well as

PLAN NO. C-9837

a lovely one for outdoor meals in complete summertime privacy. The area for living and dining is placed at the back of the house; so few small homes can manage this big home planning that becomes more and more popular as areas are built up and quiet and privacy get harder to achieve. The dimensions of the two rooms flow together and provide a combined area better than 21' front to back and across the back as well. A huge picture window wall affords garden views that will encourage "green-thumb" efforts by even the most casual gardeners. In the bedroom wing, corner windows are used for ventilation and smart interior effects in each of the three bedrooms. The two bedrooms at the front divide a closet wall and the main bathroom is shared by both. The master bedroom at the back offers three closets and sensibly adds a practical lavatory that is intended for parents' use. There's more than a nodding acquaintance with designs that are popular in the Scandinavian countries in this basic home that fits so well in America's areas everywhere.

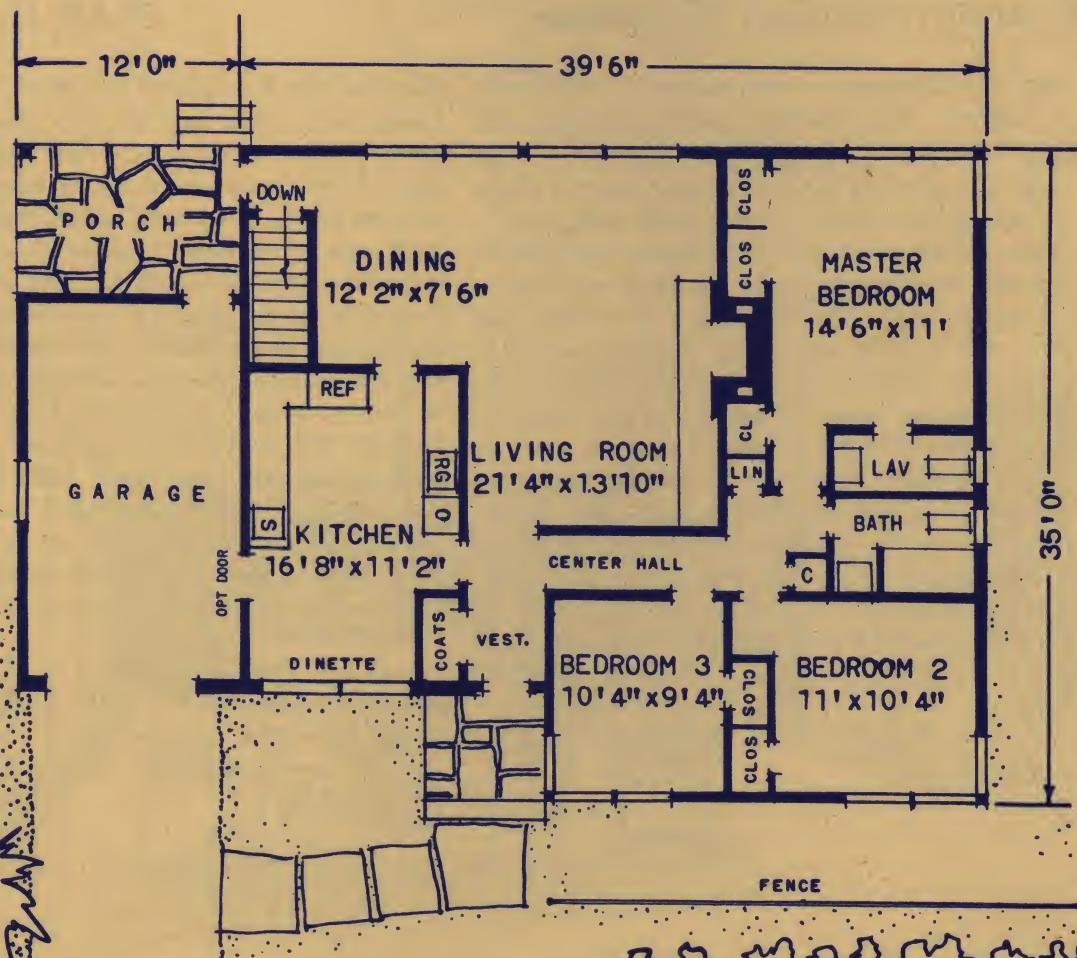
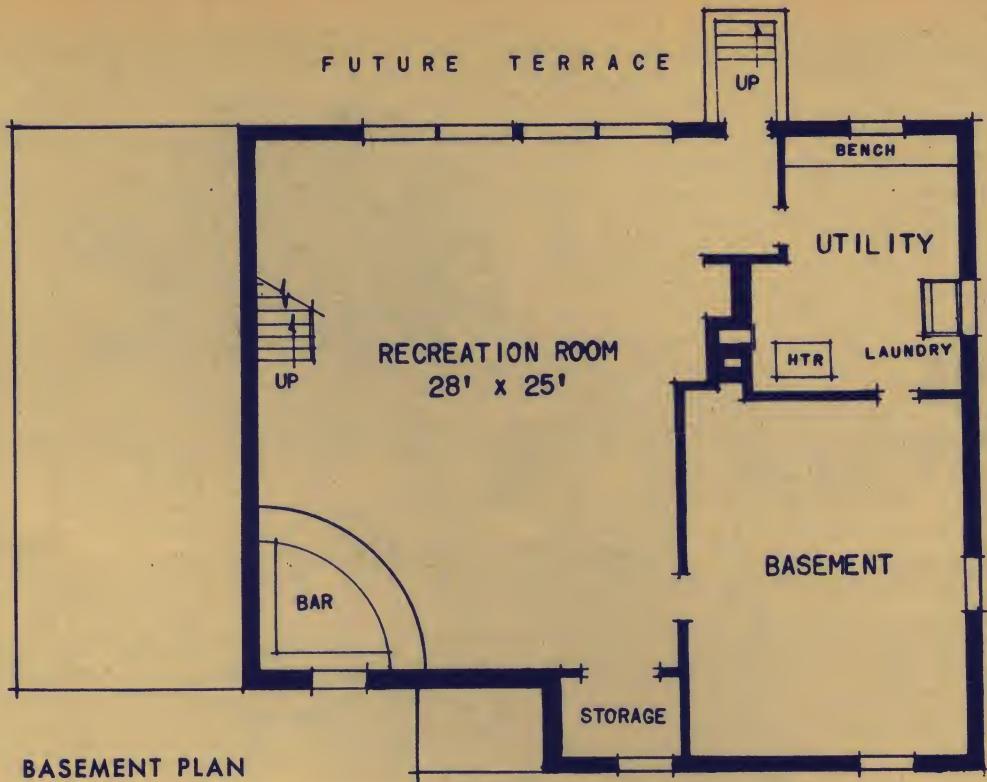


Overall Dimensions: 39'6" x 35'.

Square Feet: 1,215.

Architect: Lester Cohen.

This is the view across the living room toward the large rear picture window. The flush fireplace has a raised hearth and a striated wood fireplace wall.





HOUSE PLAN HEADQUARTERS, 48 W. 48, N. Y. 10036

Economy-Scaled Elegance

Good things do come in small packages if this home is any indication. Planned within a modest square foot area, every detail of this stunning home is a part of the living design that gives you the most for your money. Perhaps the most popular feature is the enclosed front porch, a dignified, gracious entrance, with columns and scalloped overhang. Equally important to the family who likes to entertain privately and comfortably is the secluded rear porch with the huge rear terrace stretching beyond it. There's entry from the dining room and the sliding glass doors to the rear terrace are repeated on the side to the porch, making the room as bright as it can be, and wonderfully convenient if outdoor and indoor dining are to be combined. The living room with a bright bow window at the front and a comfortable fireplace at one side is another entertaining zone, kept free of any traffic by the center hall plan. You couldn't find a better kitchen, or one better geared to being the center of family living

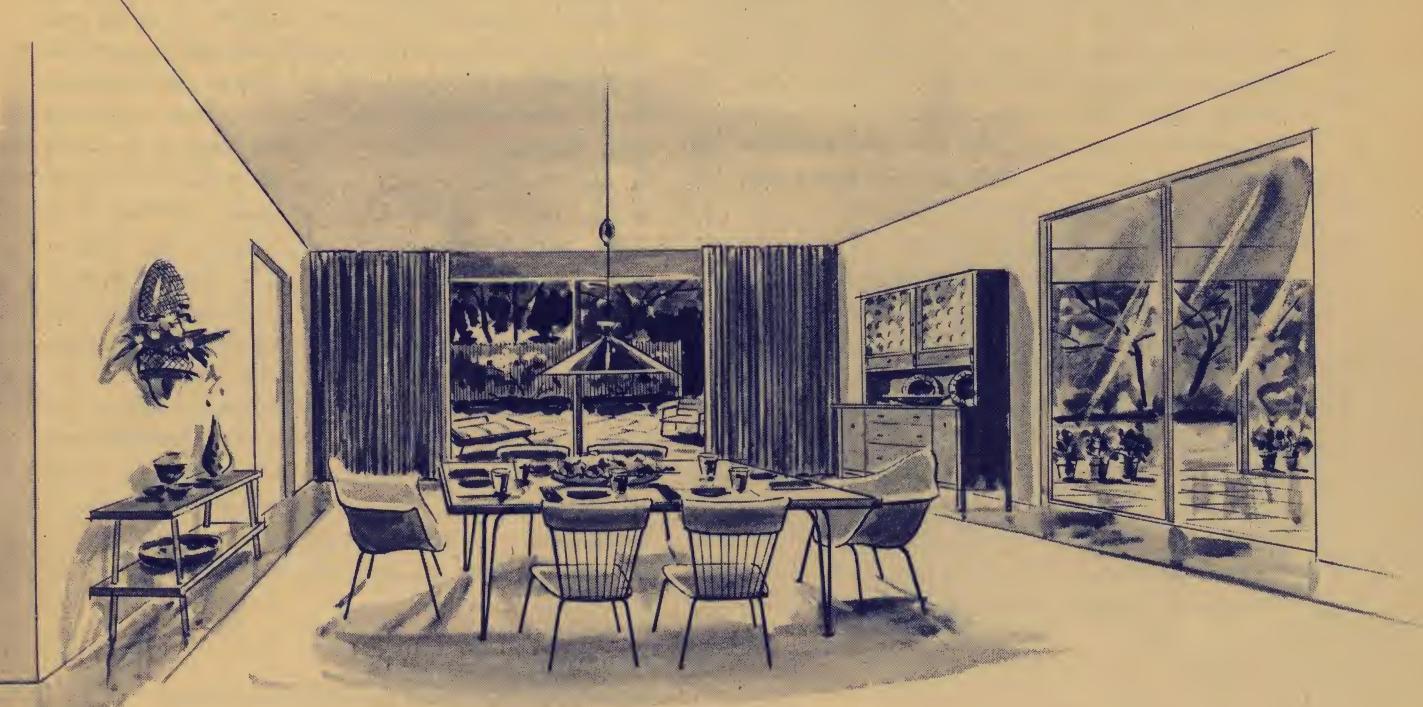
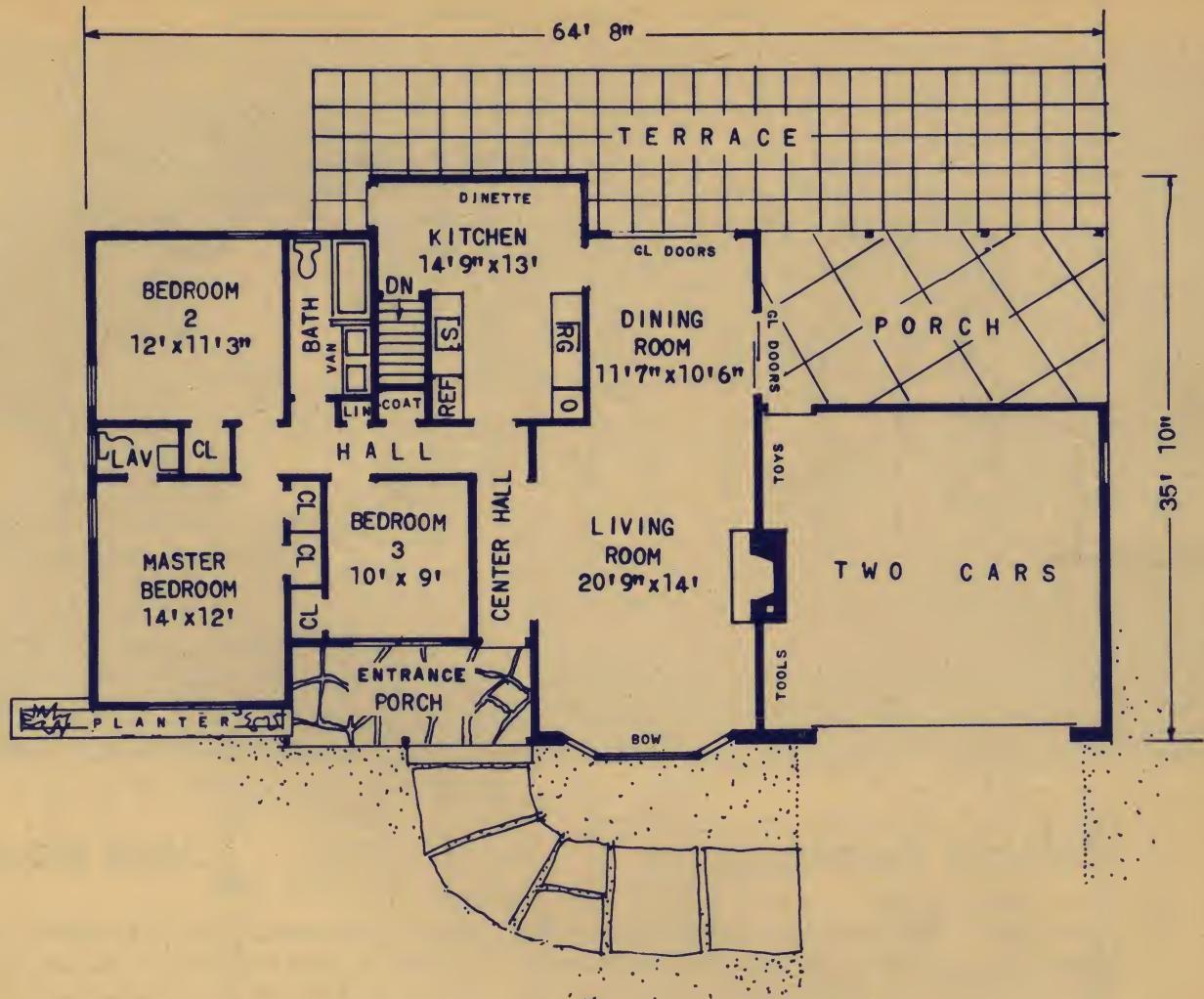
PLAN NO. C-8263

than this one. It's right off the center hall, most convenient to the front door. There's a door to the dining room, of course, and then there's easy access to the cellar stairs. A service entry to the kitchen from the side patio takes the burden of deliveries and playtime snacks off the main areas of the house. Compact placement of appliances leaves a bright dinette end, with corner windows looking out to the terrace. A main bathroom has an alcove tub and double vanity sinks for family and guest use. The master bedroom has its own lavatory and there are two exposures in this bedroom as well as in the back bedroom. The third bedroom is located just inside the bedroom hall and it would make a fine den if only two bedrooms are needed. But best of all there's an indefinable something about this home, an air of luxury and good living in a neat, economical framework that will make you proud to call it your own.

Overall Dimensions: 64'8" x 35'10" (inc. garage).

Square Feet: 1,215.

Architect: Lester Cohen.



The dining room is shown with sliding glass doors at one side leading out to the porch, and another pair of glass doors open out to the terrace.



HOUSE PLAN HEADQUARTERS, 48 W. 48, N. Y. 10036

Colonial Success Story

PLAN NO. C-4154

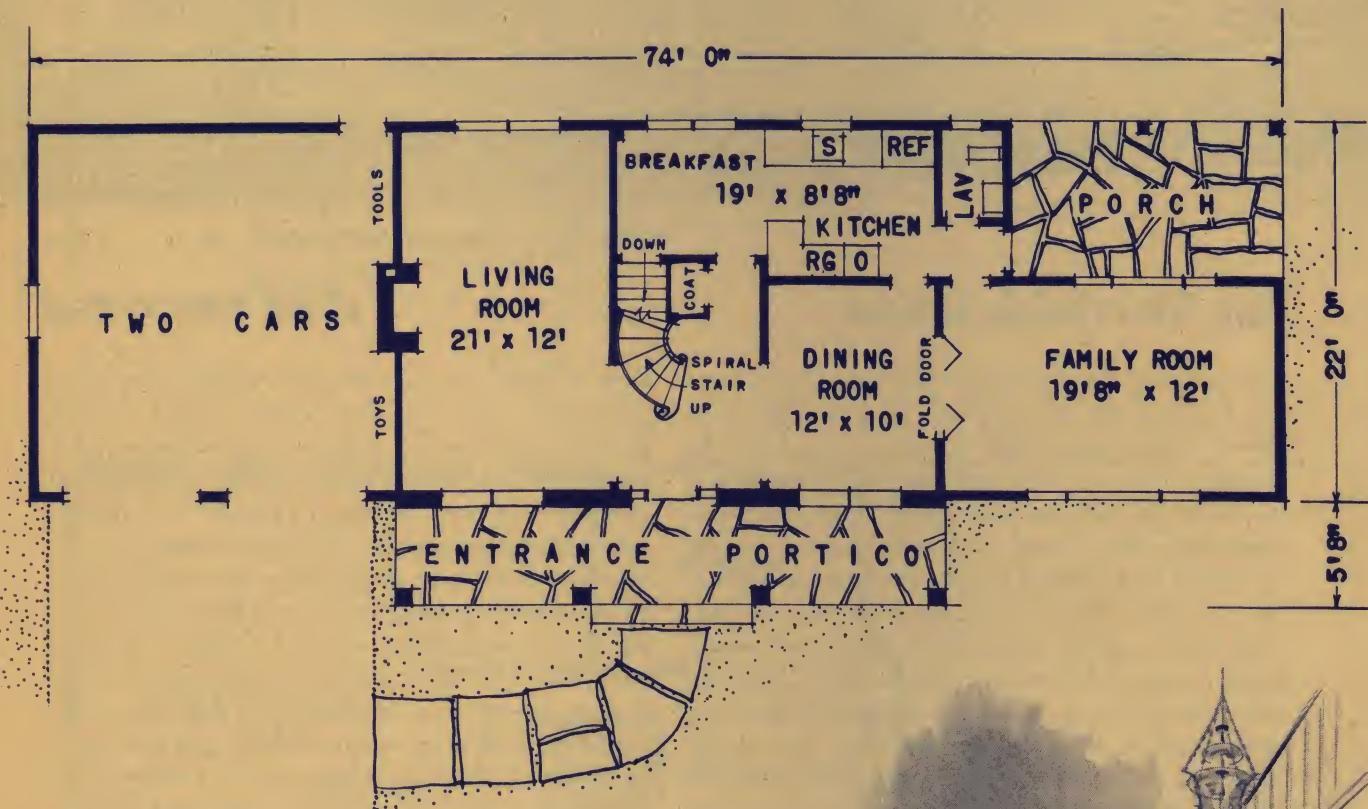
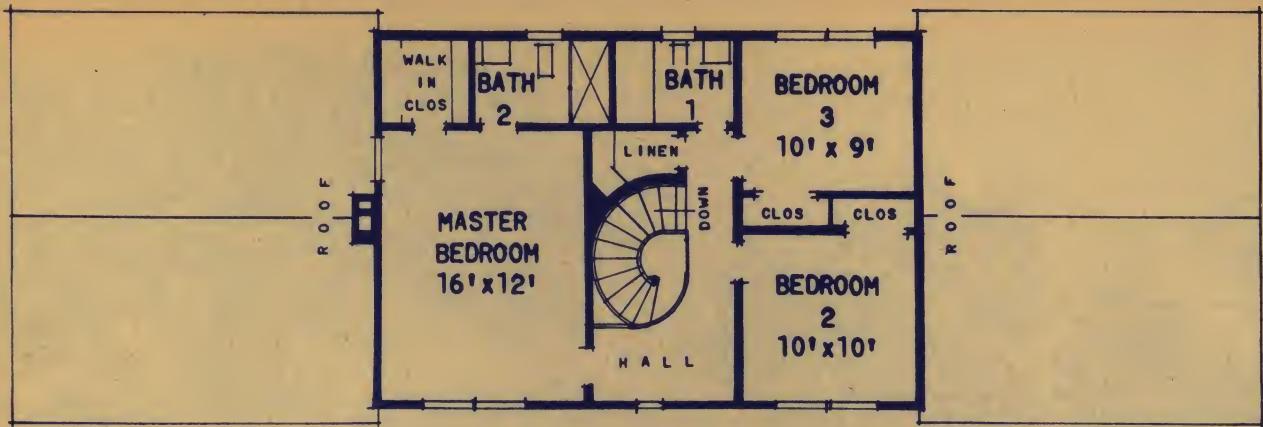
The magic of Colonial design seems to surround this home and gives it the distinctive air that we all love so well. Planned for the contemporary living scheme, this home uses two floors to include every convenience and comfort feature that you will want. Under the handsome colonnade portico the entry into the house is accomplished comfortably in all weathers. There's a wide, welcoming foyer, with a spiral staircase shown leading to the bedroom floor. To the sides wide arches lead into the living room and dining room, both of which have fine Colonial windows seen from the front portico. The living room takes the depth of the house and offers unusual wall space for decorating. There are windows at the back, too, for through ventilation, and a period fireplace on the side wall sets the scene for gracious hospitality. The dining room is particularly well situated to present a handsome picture as you enter the house, and its size and layout make formal and informal mealtimes a pleasure. To the side of the dining room separated by folding doors, is the family room. Here a huge, many paned window brightens the room and looks lovely at the front of the house, and a facing window at the back, overlooking the rear porch, gives this important all-day room

plenty of airy comfort. The back vestibule opens from the porch to either family room or kitchen, and a service lavatory is placed just right. The kitchen and breakfast room were planned to make living easy for the lady of the house. Three sunny windows brighten the eating area and the work area, too and appliances and counters are coordinated to save every step. It's easy to get in and out of this area, with ready access from the front entry and back vestibule, the dining room, and steps to the cellar all right at hand. Privacy is insured at bedtime, up the spiral staircase to the three handsome chambers. The upper hall has a lovely look, with the curving balcony effect and the graceful stairway. The master bedroom has everything to make parents comfortable, with the walk-in closet and private stall-shower bathroom. A most convenient, very large linen closet is in the hall, just outside the door of the family bathroom and right at the head of the stairs. The second and third bedrooms are compact, with two windows apiece and sharing a wall of closet area. Best of all, all this luxurious look and living area is designed for the moderate budget-true Colonial planning to give today's family the best of everything.

Overall Dimensions: 74' x 22'.

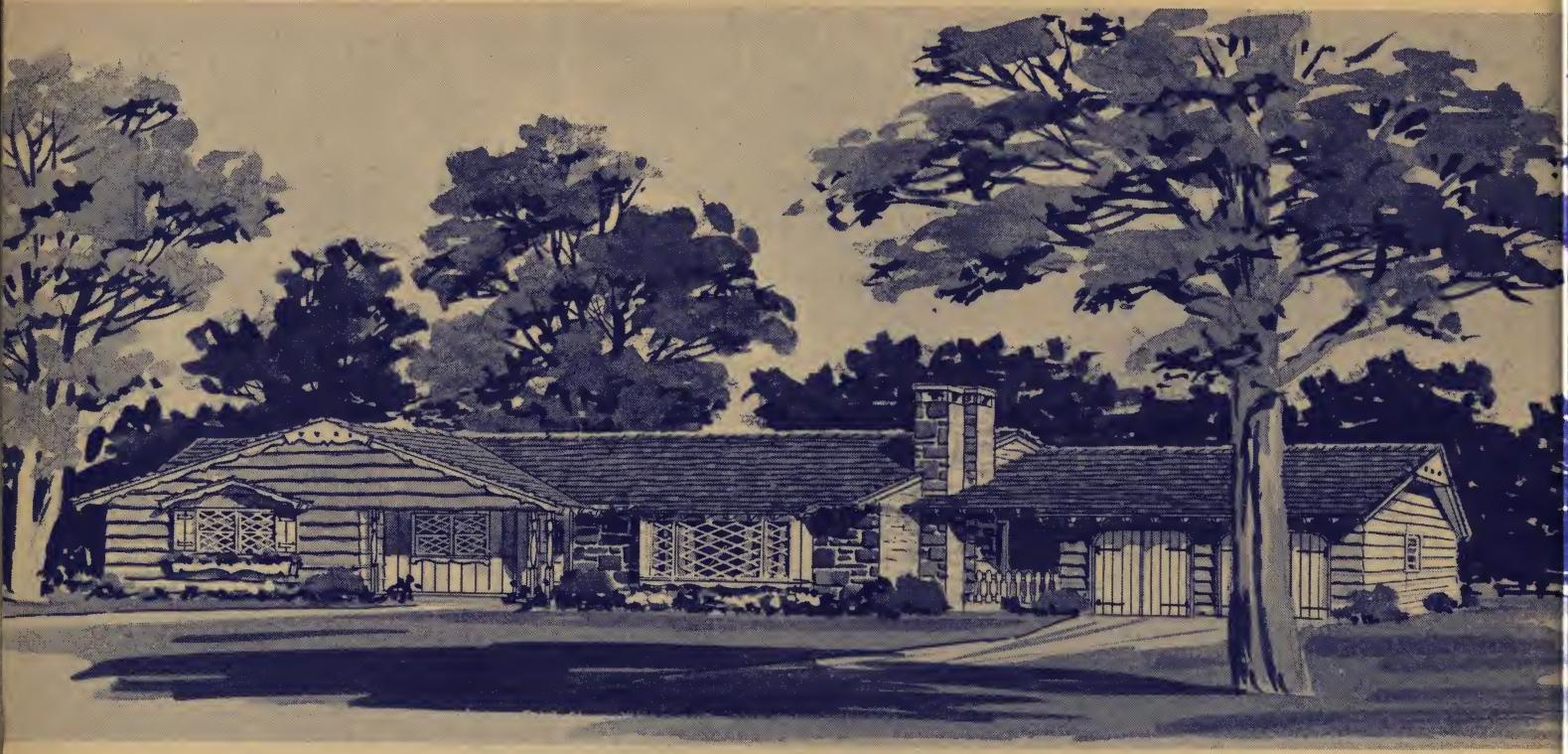
Square Feet: 825 (first floor); 675 (second floor).

Architect: Lester Cohen.



A view up the graceful spiral staircase from the front hall.





HOUSE PLAN HEADQUARTERS, 48 W. 48, N. Y. 10036

The Storybook House

This charming house may look like something straight out of a storybook, but it has been designed with an eye toward modern living, and is as practical as can be! The exterior, of course, is the first thing you notice — and everybody else will, too. It combines quaint leaded-windows, clapboard, fieldstone and board siding with straight and simple lines accented by an unusual double chimney. This house has three handy entrances: one from the sheltered flagstone porch, another from the attached two-car garage through the breezeway and into the dining room, and a third at the rear leading to the family dinette and basement stairs. All three bedrooms, which open off the center hall, are models of spacious convenience. One bedroom has double windows at the front and a triple closet with sliding doors; another bedroom has windows on two sides and a big double closet; the master bedroom has

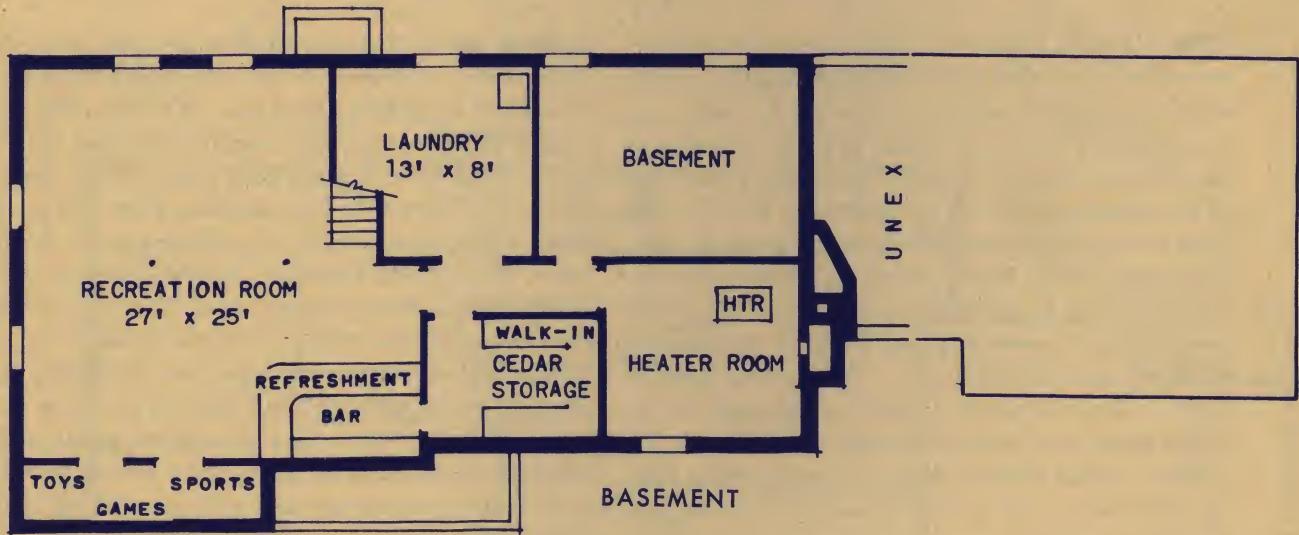
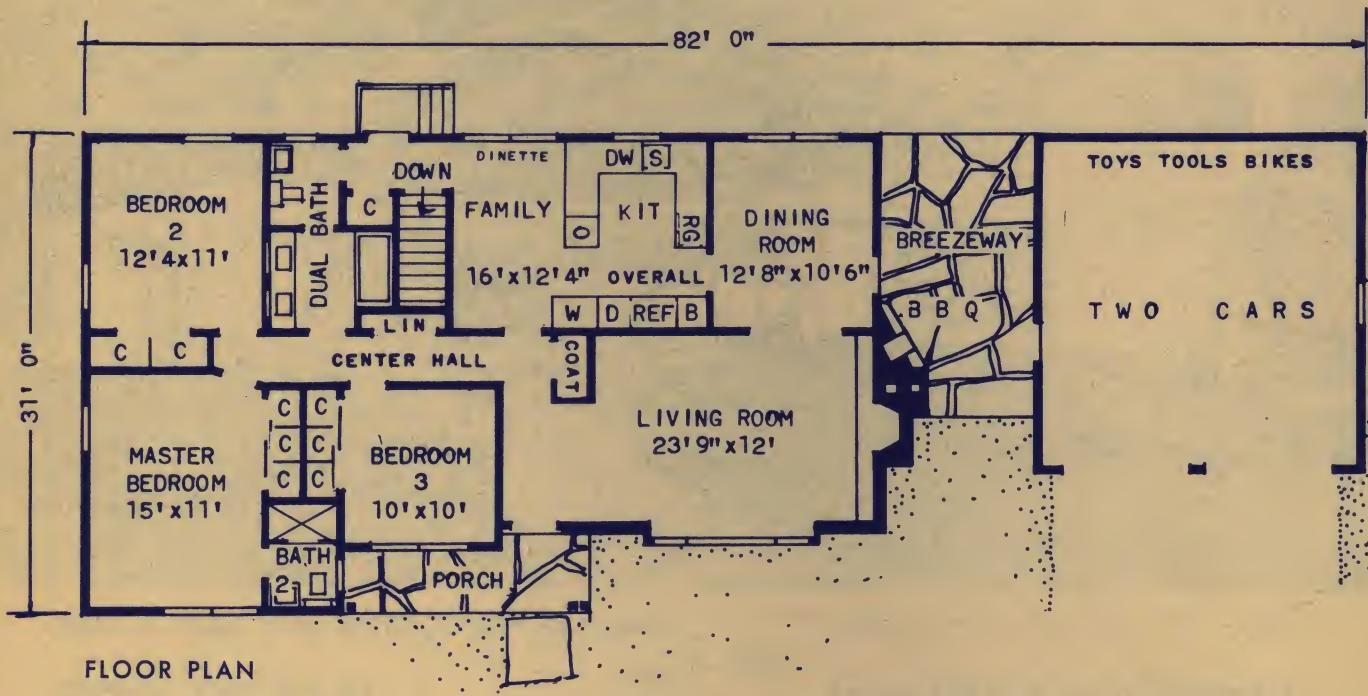
PLAN NO. C-9332

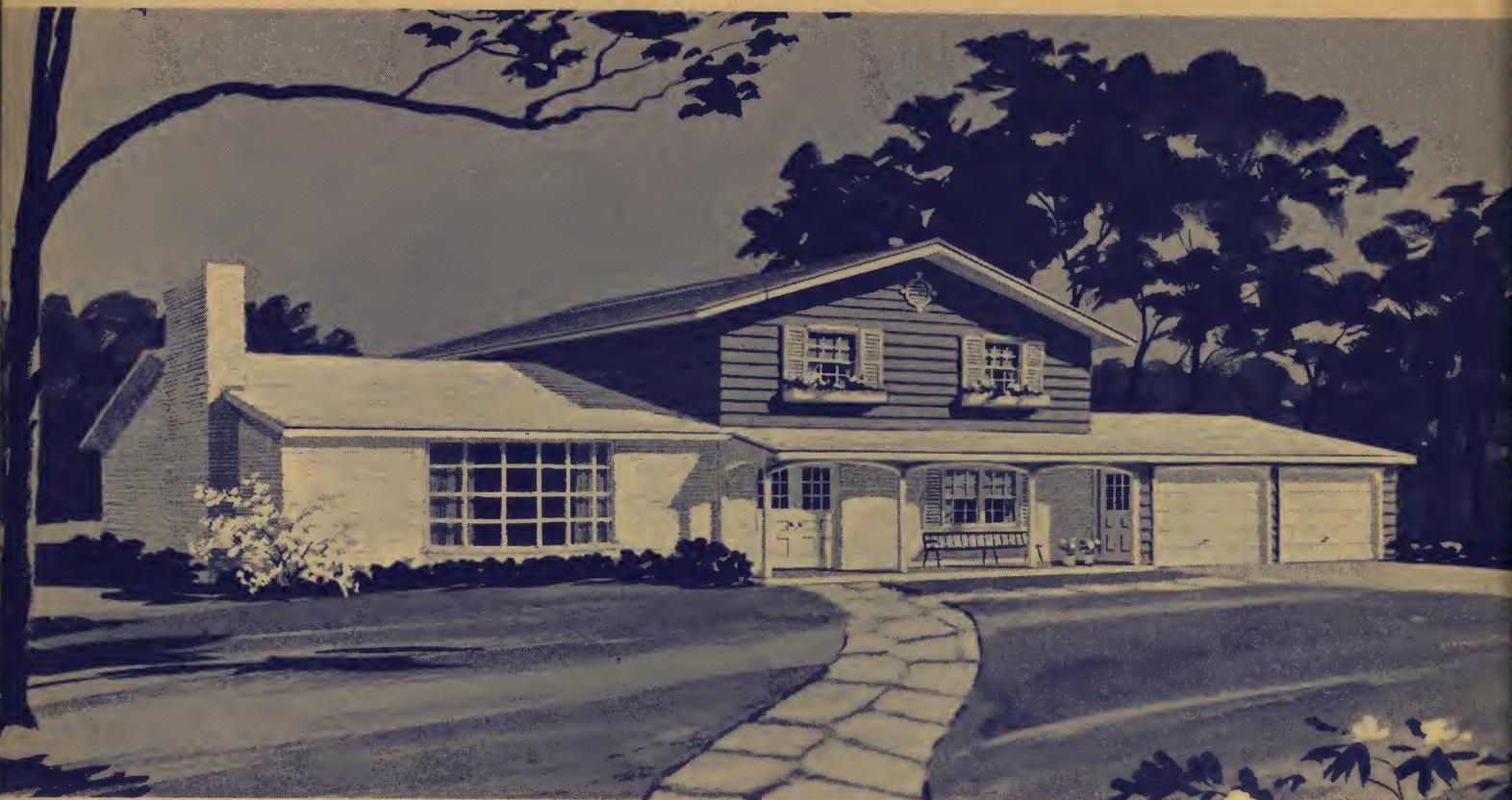
three windows, a triple closet with sliding doors and a private bath with an enclosed shower. Clever planning gives the family bath a dual role, with a lavatory accessible from the rear entry and a connecting unit with a tub and a double vanity sink opening on the center hall. There is a convenient linen closet in the center hall, and an equally convenient all-purpose storage closet near the rear entry. At the front of the house is the living room, which has a big window facing the front and a fireplace with a full width hearth. Across the rear of the house there is a family room-dinette space, the kitchen with room for laundry equipment and every modern kitchen appliance, and a formal dining room which opens on the breezeway-barbeque area. Down in the basement you can plan for a walk-in cedar storage closet, a recreation room with bar and games closet, and a laundry, sewing or hobby room.

Overall Dimensions: 82' x 31'.

Square Feet: 1,310.

Architect: Lester Cohen.





HOUSE PLAN HEADQUARTERS, 48 W. 48, N. Y. 10036

Farmhouse Split-Level

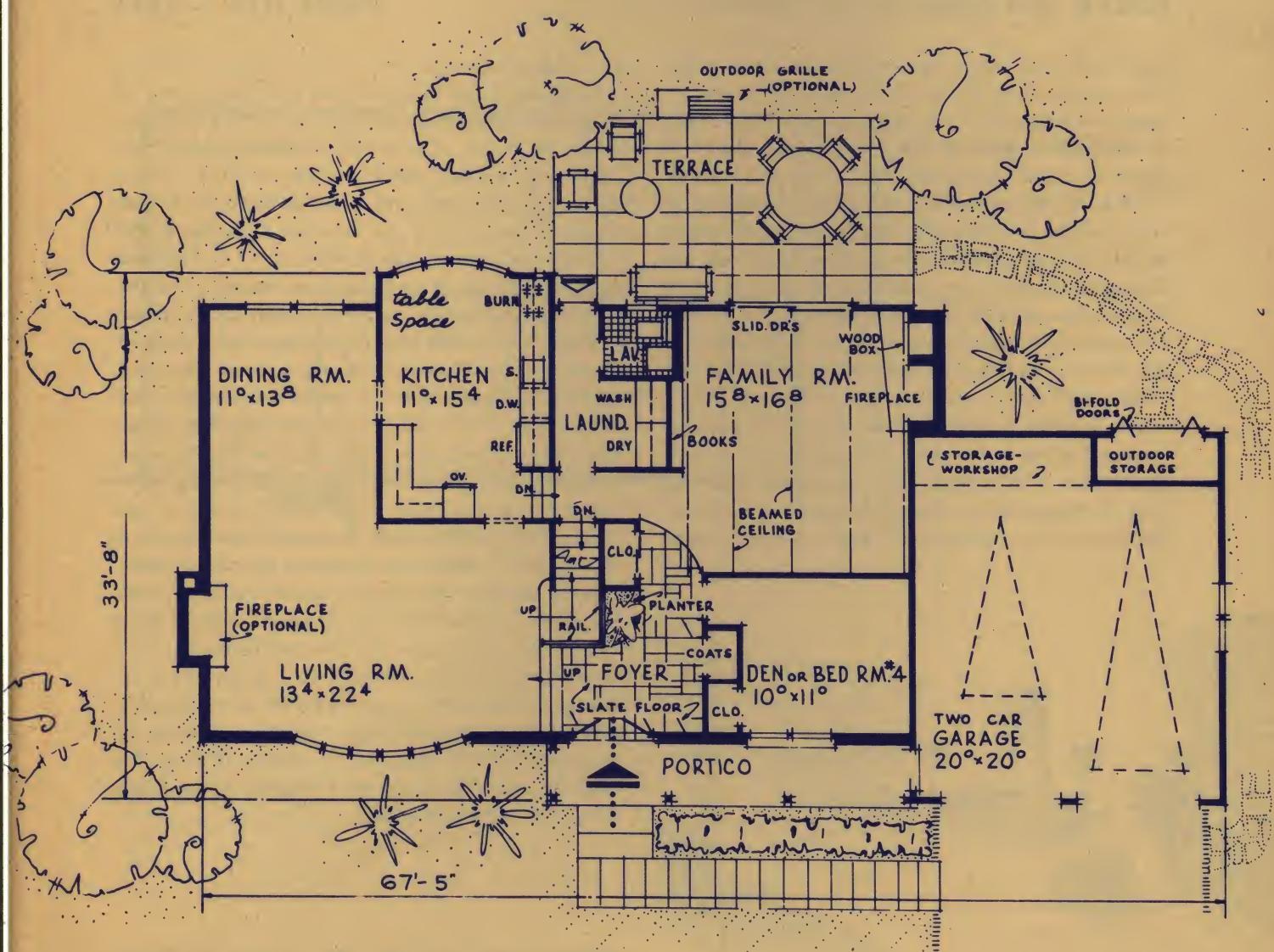
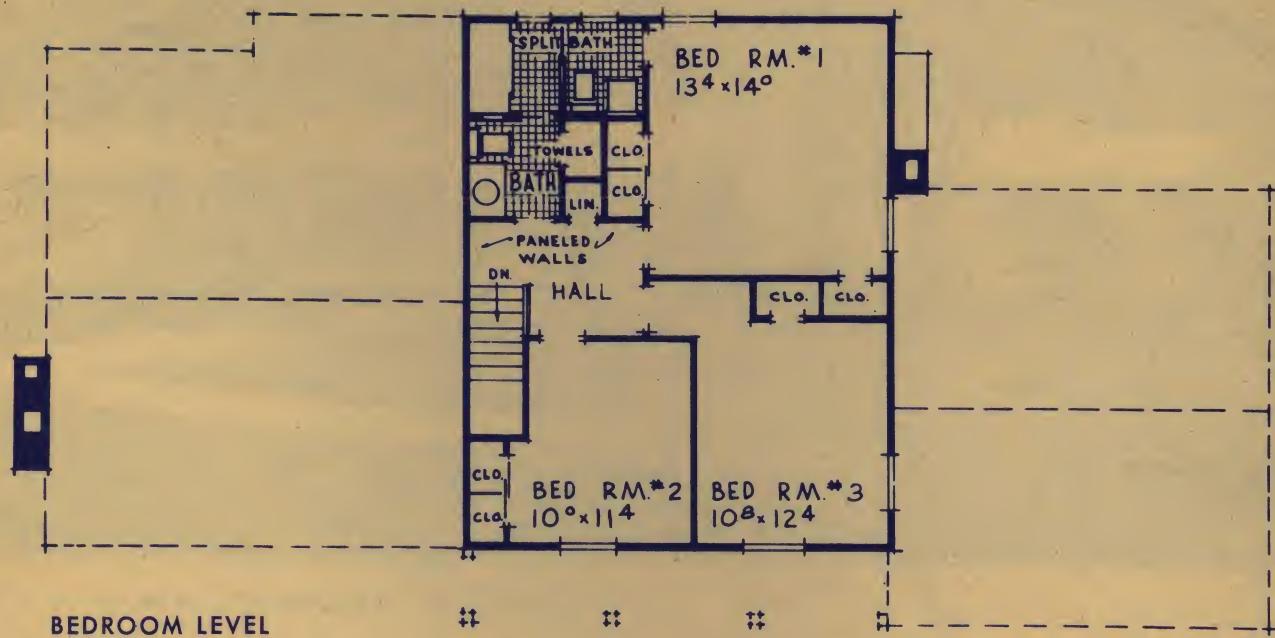
PLAN NO. C-9333

What makes this house so appealing is its combination of up-to-date practicality and Colonial charm. The outside has a lovely, fresh look, with brick and wood shingles, and the long low lines are emphasized by the covered portico sheltering the double front door. Just inside, a slate floor is an unusual note for the spacious foyer. On this level there is a den or fourth bedroom at the front and a beamed family room whose sliding glass doors open out to a terrace at the back. A delightful fireplace with old-fashioned (but practical) wood box and attractive book-shelves highlight this wonderful room. From a housekeeper's point of view, the kitchen couldn't be bettered. On the family room level there's a laundry area with attached lavatory, useful for service and guest lavatory. Three steps up, the kitchen itself has a bow-windowed dining area and most convenient and spacious counter and utility-

appliance layout. Now that we're on the upper level, the dining room is adjacent to the kitchen and the living room forms an ell with dining area. Of course, the living room is reached by wide steps from the foyer, and visually it is as delightful as it would be to enter a country home, glimpse the living areas from the lower foyer, and go up to the welcoming 22' x 26' ell of the living and dining rooms. To reach the bedrooms, there is a stairway with an open landing from the living level. The railing allows you to look over the lower foyer as you mount the steps to three fine bedrooms on the upper level, combining the best features of split-level planning and two-story privacy. A split bath feature gives the parents a private lavatory with access to the bathroom, and a similar lavatory opens from the main hall, also with access to the bath alcove.

Overall Dimensions: 67'5" x 33'8", including garage.
Square Feet: 1,195 (perimeter area excluding garage).
Architect: Herman H. York.

Cover Feature





HOUSE PLAN HEADQUARTERS, 48 W. 48, N. Y. 10036

Make the Most of a View

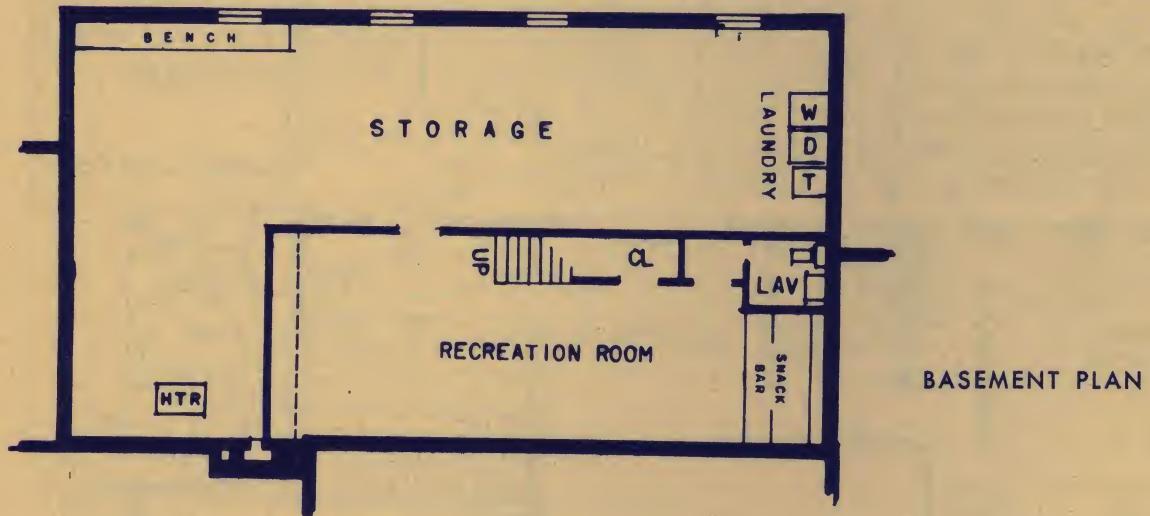
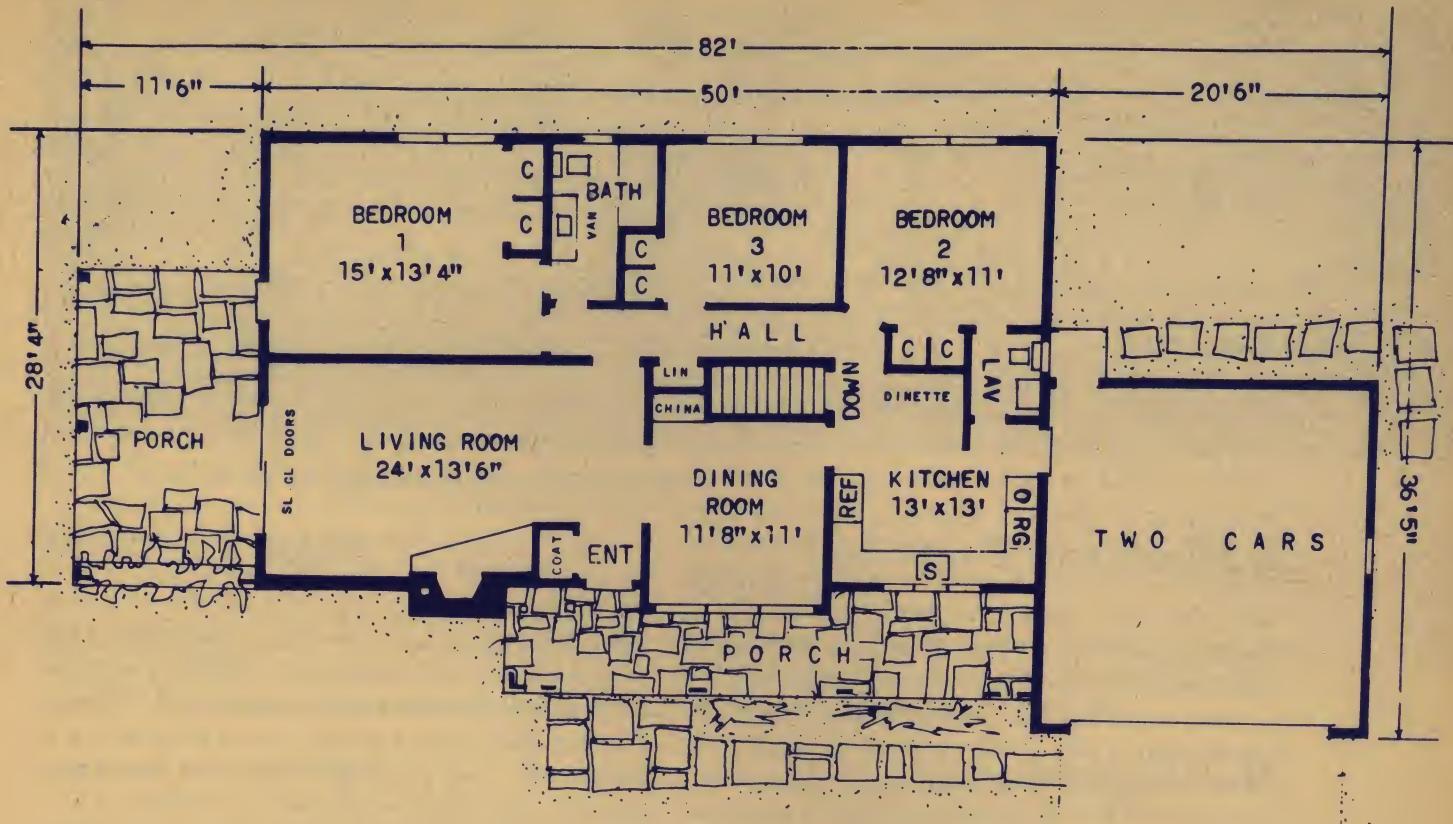
PLAN NO. C-1314

This lovely ranch house features all major rooms at the front so that a fine view of mountains or garden can enhance the living room, dining room and best of all — from the homemaker's point of view — the kitchen. An added feature of this arrangement is that all the bedrooms are at the back, insuring privacy and quiet for sleeping for every member of the family. There is a formal central entrance hall, setting off the living room on the left, and making easy access to the dining room and kitchen as well as to bedrooms without destroying the living room effect. A fireplace with angled hearth is in one corner and at the side there are sliding glass doors out to the porch. This window wall offers a stunning vista and lots of privacy all year long. The dining room has clear picture windows that are shielded by the front porch portico. It's a lovely square room with a china closet alcove as a decorator touch. Serving from the adjacent kitchen is easy for formal and family meals. The kitchen is square, too, and cinder-

ella windows are used over the sink counter for charm and brightness. All appliances and counters are in a U-shape, with a dinette alcove at the rear of the kitchen, out of the work path. The attached two-car garage opens right into the kitchen, with convenient access from kitchen via the garage to the service yard at the back. A main bathroom and lavatory are included, both placed conveniently and economically to take care of all bathroom needs at minimum expenditure. The lavatory is available to the second bedroom and service areas, and the family bathroom is accessible from the bedroom hall, convenient for use as a guest lavatory, and with a second door opening from the master bedroom for the convenience of the parents. The master bedroom has two windows at the back and an added extra in the side door that opens out to the flagstone porch. Six closets serve the three bedrooms, plus a coat closet at the front door and a linen closet in the bedroom hall. Basement stairs are placed conveniently to the kitchen and garage, and can be reached from the bedroom hall also to make the basement recreation room accessible for the youngsters without going through the living areas at all. The snack bar in the recreation room is a family asset as is the trim lavatory at the side. In the basement area there's a lot of storage space plus a laundry area, and there is another closet in the recreation room for game and toy storage. This is a fine home for a growing family and it has resale value built-in along with lifetime livability.



Beautiful view of the living room, showing the fireplace and the porch to the side.



Overall Dimensions: 82' x 36'5", including garage and porch.

Square Feet: 1,335.

Architect: Lester Cohen.



HOUSE PLAN HEADQUARTERS, 48 W. 48, N. Y. 10036

A Miracle of Planning

PLAN NO. C-1704

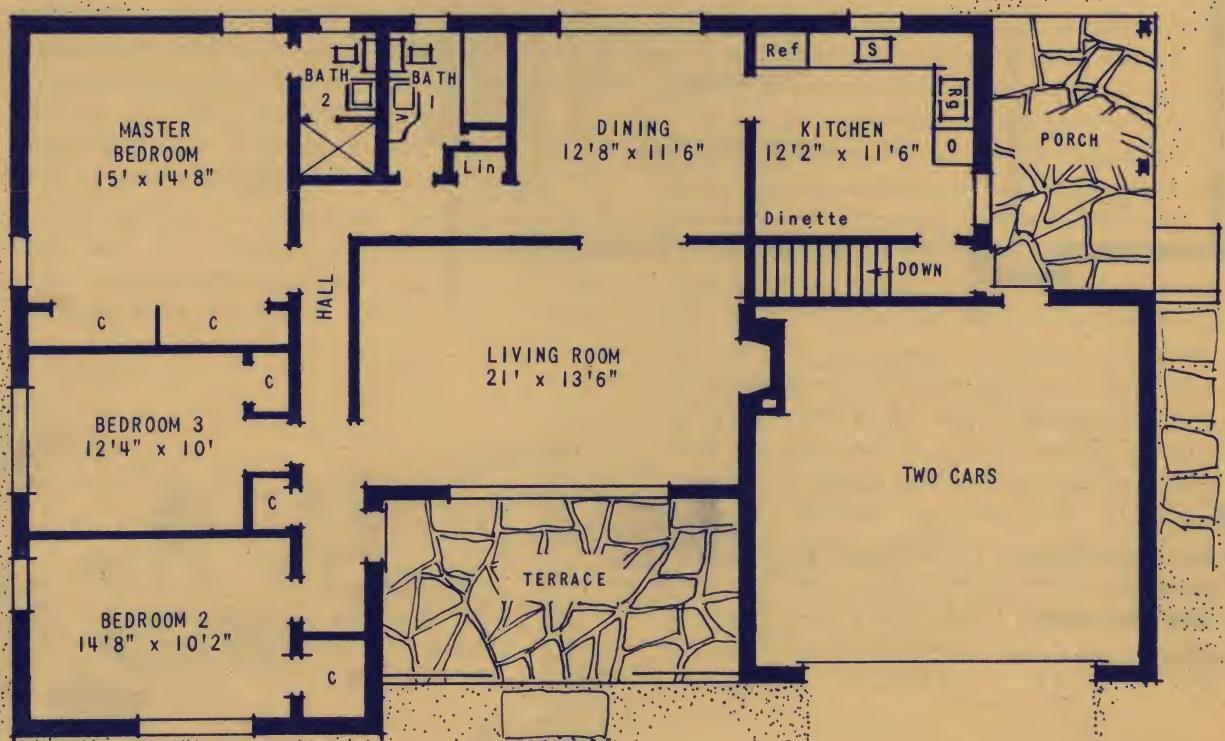
This house would be a winner everywhere but a special design makes it the best answer to the problem of a low lot where excavation must be kept to a minimum. The basement floor is only 3' below grade. Even though there may be a high water table in the area, you can have a huge playroom area with picture windows to a play terrace. On a normal lot the exterior has a wonderful look, in a stunning U-shape around a welcoming patio. Where the land is low, a smart effect can be obtained by terracing up to the front, for a delightful vista from the living room picture window. The entrance to the house from the patio is into a center hall that directs traffic efficiently. The formal living room is wide and welcoming, with a fireplace at one side. Behind it, the dining room is a

lovely room and most convenient to the well-planned kitchen. The three bedrooms enjoy privacy, good ventilation and super closets. For economy, the full bathroom is back-to-back with the kitchen, and on the same line, a private stall shower is a convenience for the master bedroom. In areas where a septic tank is necessary, this is a practical solution and economical too, since sewage disposal is concentrated in one area. In addition, no unsightly piping will be exposed in the basement which gives heater and laundry enclosed areas to keep the main basement zone free for the largest playroom ever.

Overall Dimensions: 63'8" x 37'10".

Square Feet: 1,395.

Architect: Lester Cohen.

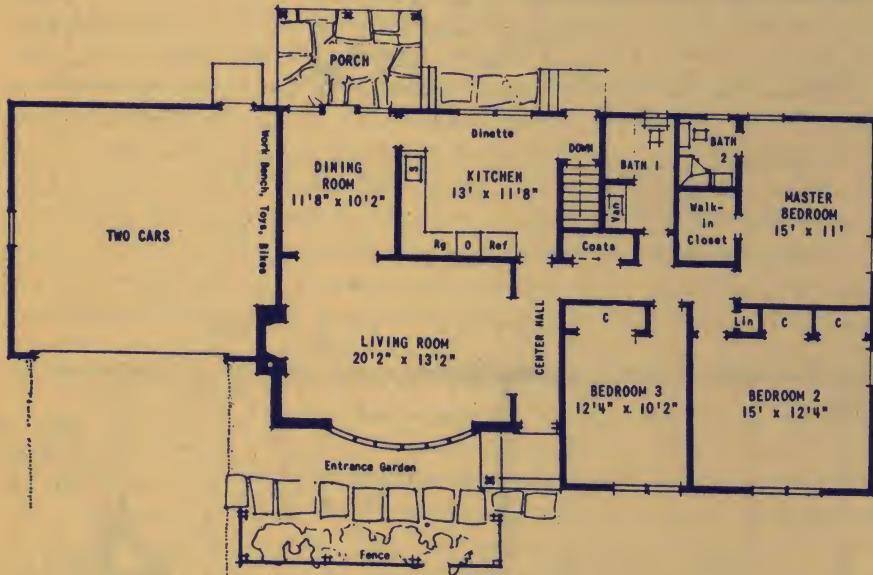


Ranch House With Individuality

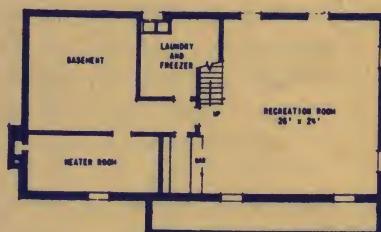
PLAN NO. C-1924

Definitely, distinctively your own, this delightful ranch house finds a ready welcome everywhere. Everything about it is designed to attract. As you approach, you will have a picture of long, graceful lines, carried out by the attached two-car garage and underlined by the trim fence that defines the entrance garden at the front. The combination of brick and shingle is effectively used, and makes a wonderful background for planting. Center hall design can't be bettered in this family plan. To one side, the bedrooms are set off for privacy and comfort, and on the other side, the living and service areas reap the benefits too. Each of the three bedrooms is spacious and special note should be given to bedroom 2 which is as large as the master bedroom (or a little larger actually) to serve as a sleep and play room for two youngsters or provide a bed-sitting room for a young lady lucky enough to have it for her own. The third bedroom is smaller, but still large enough for two, and its location makes it right to double as a den or guest room. For the parents, the

master suite at the back has the utmost privacy with its huge walk-in closet and private stall-shower bathroom. The main bathroom, conveniently placed for the bedrooms, has a plus in the vanity alcove just in from the hall. For the living areas, it would be hard to imagine a more attractive combination than this living room with bright bow window at the front, distinctive fireplace to one side, and dining room forming a deep ell at the back. The windows overlooking the dining porch and the French door that opens out to this lovely outdoor dining "room," make family and formal dining pleasurable light and comfortable. Spacious yet cozy, the kitchen considers efficiency equally important and lays out utilities and appliances to make work as easy as possible. With the wealth of cupboards, cabinets and work counters, there is still a wide open area for dinette at the double windows. Inside, outside, all through this home—even the basement—you will find the same wonderful combination of charm, practicality and living ease.

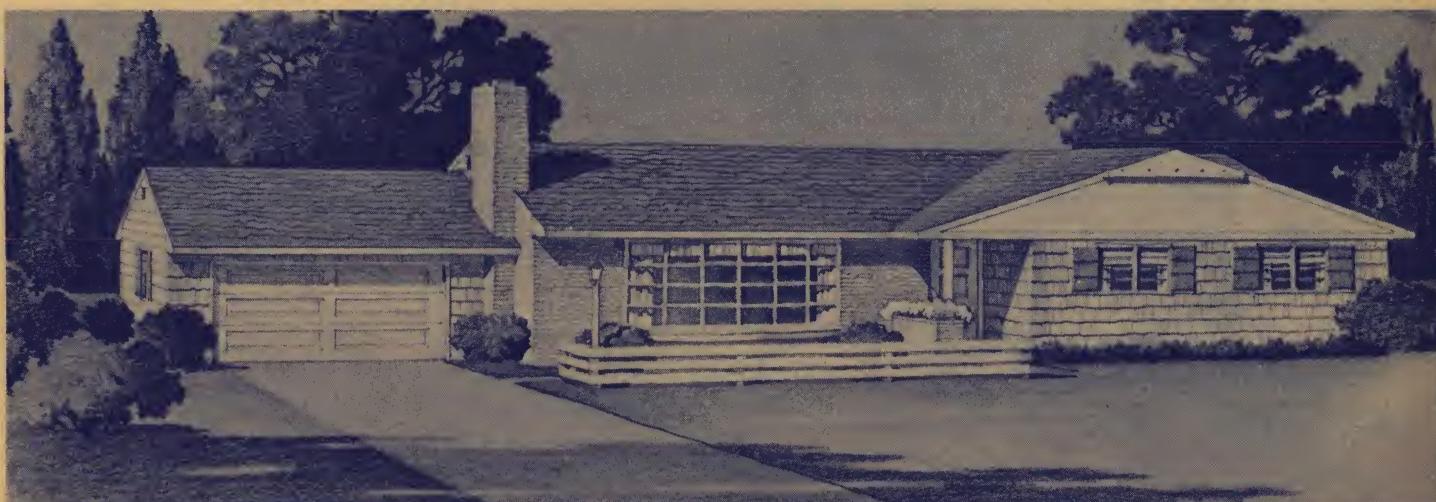


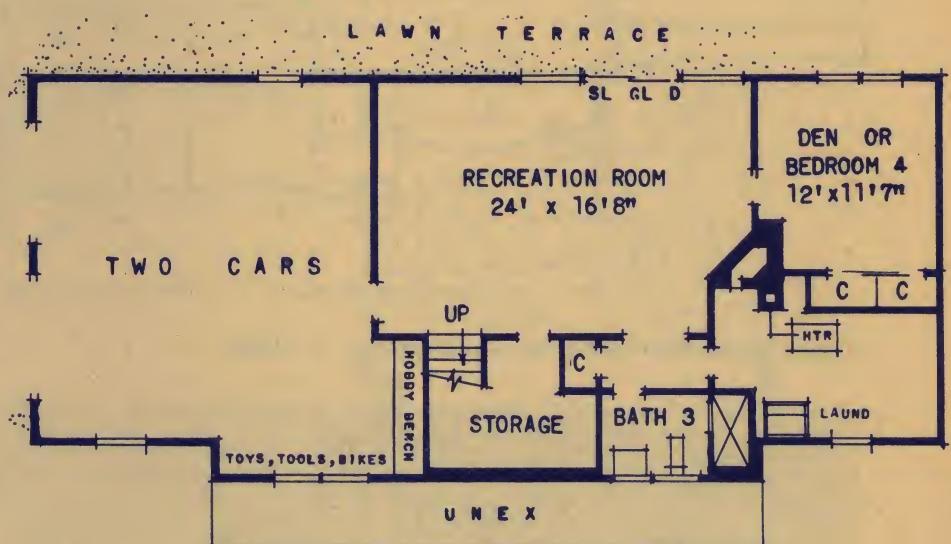
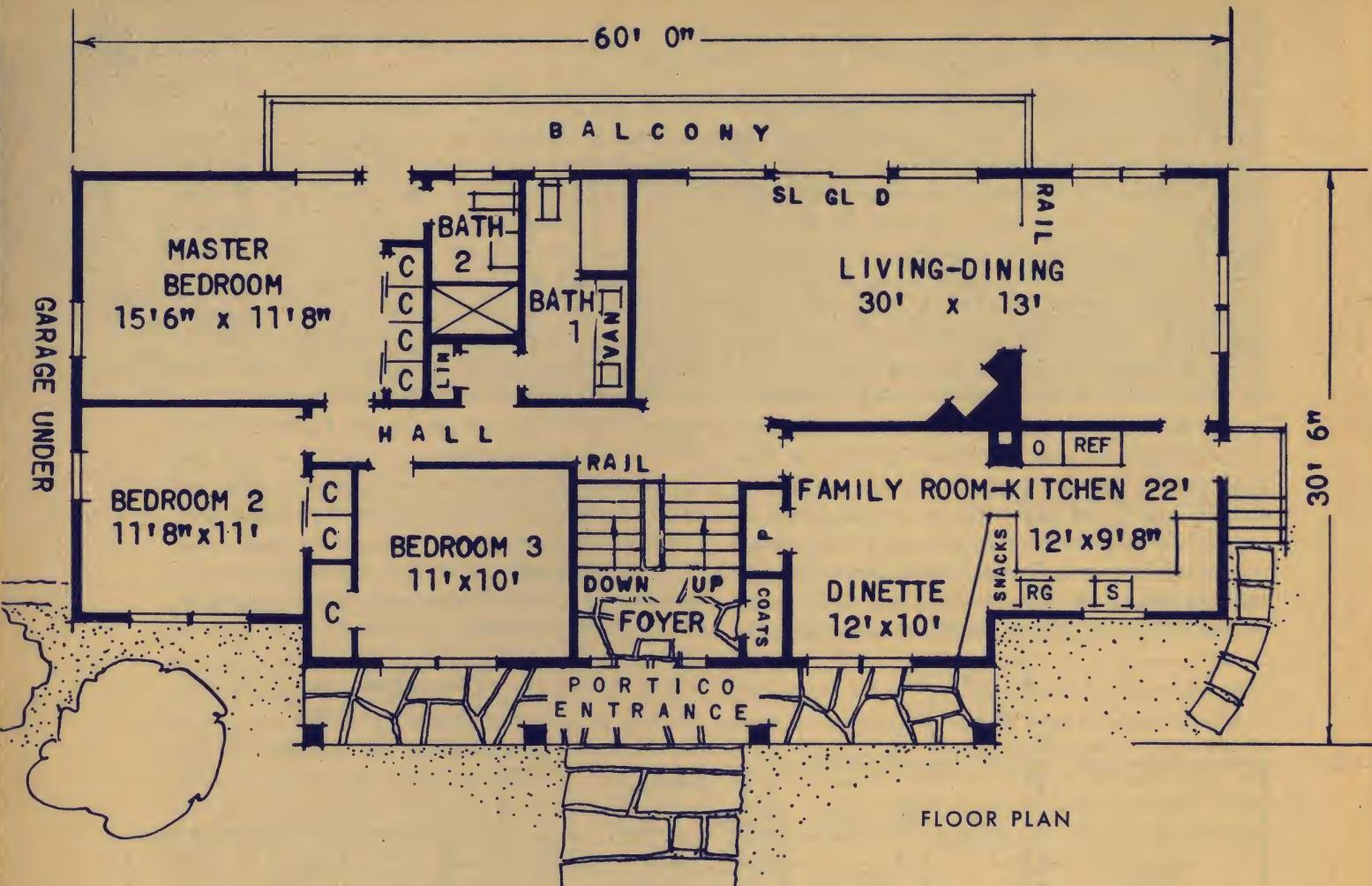
Overall Dimensions: 51'2" x 31'.
Square Feet: 1,385.
Architect: Lester Cohen.



BASEMENT PLAN
Reduced Scale

HOUSE PLAN HEADQUARTERS, 48 W. 48, N. Y. 10036





A gracious entrance hall lends formal note to this unusual home.



HOUSE PLAN HEADQUARTERS, 48 W. 48, N. Y. 10036

Traditional and Terrific

PLAN NO. C-7090

This nine room house has the step-saving floor arrangement of the ranch house, the bountiful space of the two story and the look of Southern dignity and charm that is typified by Mount Vernon. The foyer is the central core of the traffic pattern of this house. From the stunning portico porch, via a dignified doorway, you enter this middle-level foyer (with a coat closet handy at the right). From here you can go down to the daylight basement—a whole level of informal, utility and extra bedroom convenience—or you can go up to the living level of the house laid out in perfect ranch lines. Every room is on this floor, no steps to climb, but with a sensation of spaciousness that is hard to find in any but the biggest of luxury ranches. To the left of the entry steps as you come up is the bedroom wing, complete with three grand bedrooms and two well-planned bathrooms. The family bathroom, No. 1, has a little vestibule in which the linen closet is found and then there is a private entry into this good-sized room with its double vanities and tub in an alcove. Back-to-back, is the shower bathroom that serves the master bedroom. Note the extra advantage of its location just inside the door from the balcony to the master bedroom, making it useful for a guest lavatory from the balcony when required. Four

closets serve the parents and the children have the use of a wall of closets, divided between the bedrooms at the front. The living-dining zone is 30' overall, separated as modern families like to have them by a wrought iron rail and the corner fireplace, but combining their footage for a magnificent entertaining area. Two exposures enhance the dining room and a window wall with sliding glass doors gives the living room an outdoor aspect, as it opens the formal area out to the wide summer balcony. At the front of the house is the family room kitchen, 22' wide and separated into dinette and work rooms by a stunning bar for snacks. All the appliances a homemaker wants and needs are provided and the huge pantry closet opening into the family area is a plus that everyone hopes for. There is a side entry for deliveries into the kitchen, and of course ready access to the right of the foyer stairs. A fourth bedroom with two big sliding-door closets is planned on the daylight floor below, with another shower-bathroom and a bright utility-laundry room. Storage abounds in the closet, store room and garage alcove and the prize feature is the recreation room, big, bright and beautiful, with a window wall and sliding doors out to the lawn terrace. Traditional dignity, modern comfort and all-time economy blend in this home.

Overall Dimensions: 60' x 30'6".

Square Feet: 1,450. (upper level only).

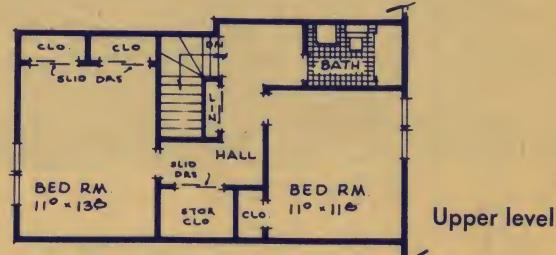
Architect: Lester Cohen.

A "Farmhouse" for Suburban Living

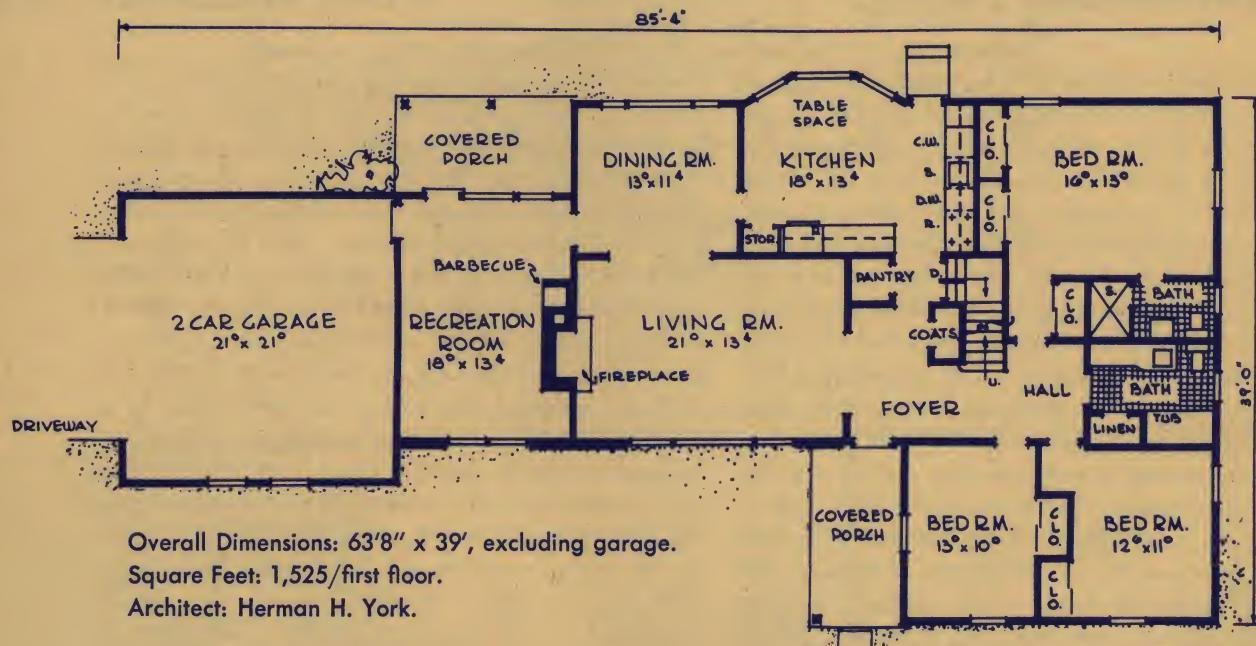
PLAN NO. C-1721

The lovely look of this home makes it welcome in the most exclusive suburban area and it brings with it the spacious comfortable air of farm and country acres. Everything has been planned to incorporate the most modern of planning inside. Each of the bedrooms will make sleeping hours comfortable. The closets are plentiful and very large, with sliding doors saving space for the rooms themselves. A family bathroom, fully tiled is easily reached from the foyer and the two front bedrooms, and it includes a tremendous vanity and linen closet. In addition, for the master bedroom there is a shower lavatory back-to-back for economy. Up the stairs there's expansion space with two more big bedrooms and a bathroom, and extra storage closets too. Here the youngsters can have an area all to themselves out of the way of grownups. The recreation room opens from the back

porch and dining room, adding informal area along with the distinctive L of living and dining rooms. Note the barbecue fireplace that backs up to the fireplace of the living room. The kitchen is the most modern adaptation of the "old fashioned" kitchen ever seen. A deep windowed bow is just the place for a dining nook and appliances are ranged along one wall. The two car garage takes into account the new cars of today, and opens to the side for a corner plot.



Upper level



Overall Dimensions: 63'8" x 39', excluding garage.

Square Feet: 1,525/first floor.

Architect: Herman H. York.





HOUSE PLAN HEADQUARTERS, 48 W. 48, N. Y. 10036

Distinctive Two-Story Home

Distinctive in styling and appearance, this charming home will fit into any setting. The wood shakes used on the exterior make a perfect background for the interesting lines of the house, the second story overhang, the cupola atop the garage and the covered entry. Beyond the entry is a spacious foyer with a coat closet, and two steps down to the left is a roomy den. At the front of the den there are two windows and at the rear one door opens on the terrace and another leads into the two-car garage. Also at the rear of the den is a convenient lavatory and a laundry corner, both situated for maximum accessibility. The dinette is two steps up from the den; at one end it has three windows on a corner overlooking the terrace and at the other side are the stairs to the basement. A snack bar separates the dinette from the kitchen where there is a built-in desk, a counter-top range and built-in oven, in addition to ample cupboard and counter space. The dining room has two windows at the rear and an arch between it and the living room. The fireplace along the side wall, the bay window at the front and the balanced proportions of the living room all combine to make it a room where entertaining can be comfortable yet elegant. On the second floor there is a master bedroom with three windows, a walk-in closet, a second closet, and a large private bath with enclosed corner shower. The family bath has a full tub and a vanity

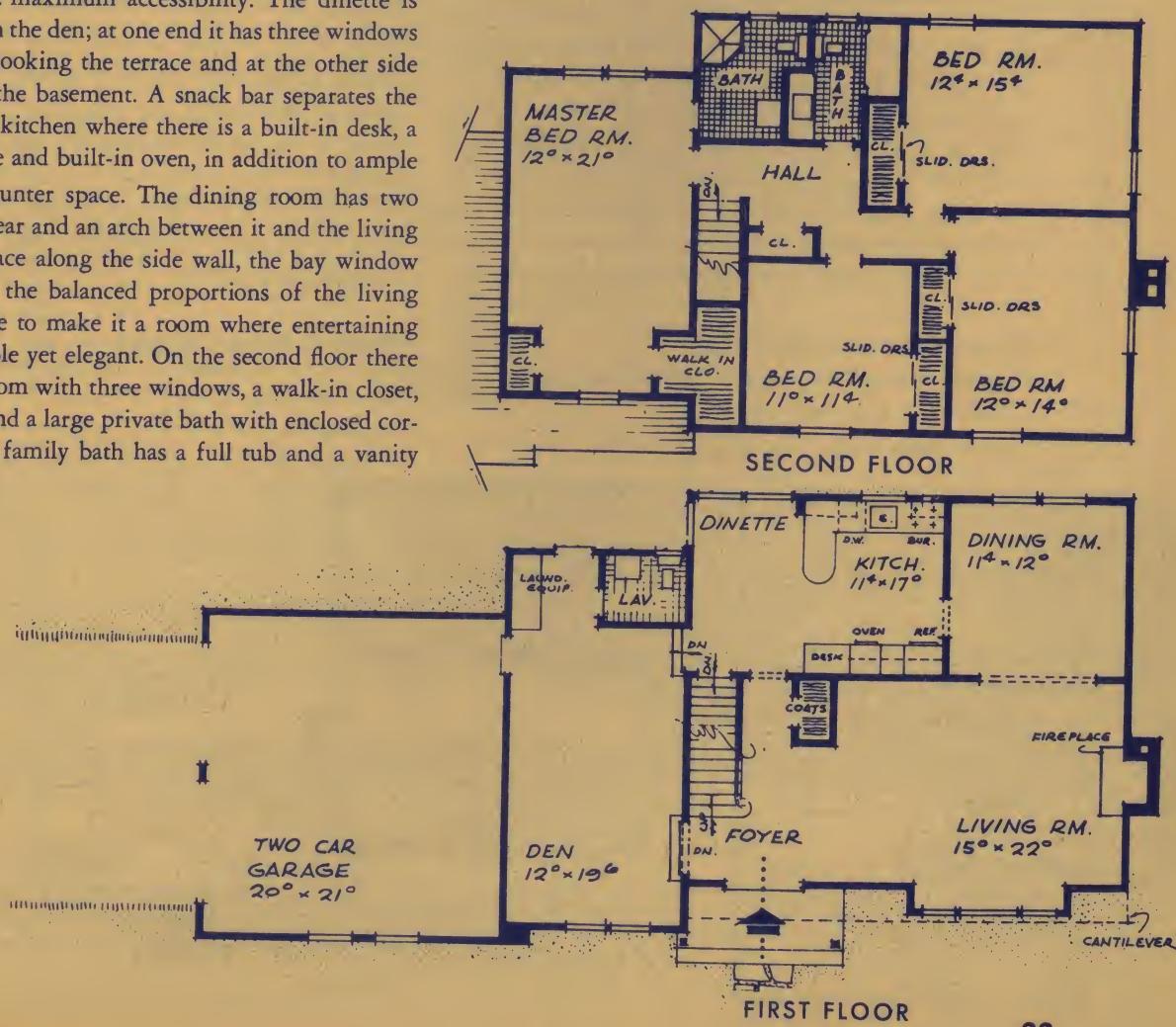
PLAN NO. C-1205

sink, and in the hall there is a closet for bedroom and bath linens. In addition to the master bedroom, there are three other bedrooms, all of which have large closets with sliding doors. The two corner bedrooms also have cross-ventilation. Distinctive from every point of view, this home will please the most discriminating taste.

Overall Dimensions: 62'8" x 30', including garage.

Square Feet: 980 (first floor); 1,030 (second floor).

Architect: Herman H. York.





HOUSE PLAN HEADQUARTERS, 48 W. 48, N. Y. 10036

Luxury-Planned Split-Level

PLAN NO. C-9839

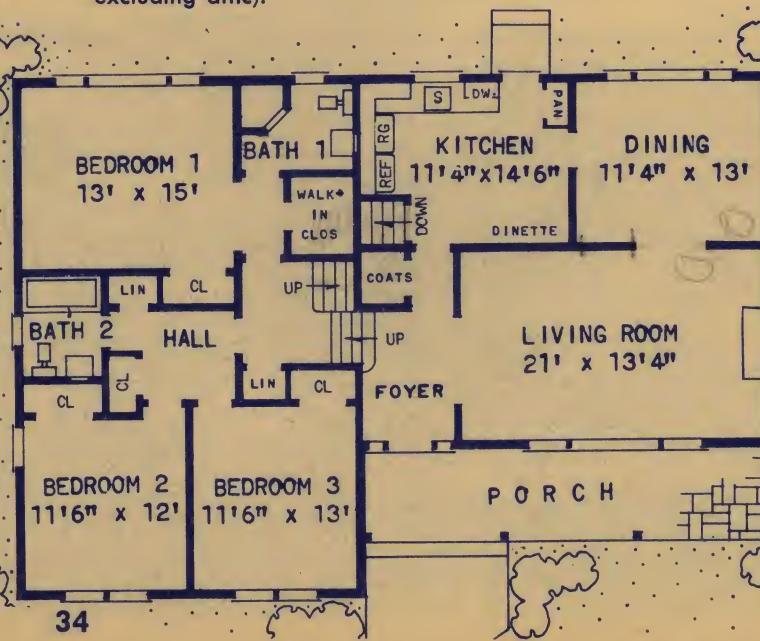
For anything but a big, expensive home, the plan of this smart split-level certainly offers a lot of living. There are three bedrooms and two baths, but so many families today need that important fourth bedroom and the plan shows a plus feature with a fourth bedroom on an expansion floor above the living room side with a full bathroom as well. This fourth bedroom is optional and can be finished at a later date, but many families with growing youngsters will welcome it at once to furnish a bedroom-study suite for a grown-up youngster to give privacy and a feeling of an apartment at home. There are two huge closets and access to eaves storage for tidy housekeeping by any occupant. The three bedrooms on the sleeping level, (arranged so that they are out of view from the living room) combine sleeping comfort, good wall space and excellent closet area. There are two closets (one is a walk-in) in the master bedroom, a convenient stall shower bathroom and a handsome picture window looking out over the back gardens or terrace.

Overall Dimensions: 52'2" x 36'.

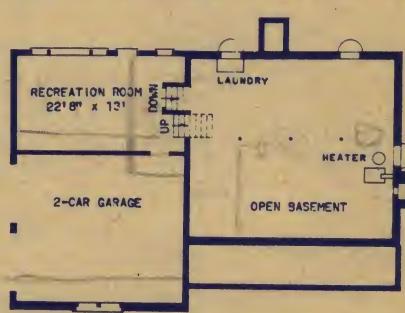
Square Feet: 1,495 (living and bedroom level,
excluding attic).

There are two linen closets on the main bedroom level and each of the bedrooms has specially capacious closets plus an extra in the bedroom hall, a total of 11 closets including the hall coat closet and the pantry in the kitchen. A delightful flagstone porch goes along the front of the house at the living room side and the living room picture window, done in small panes in the Colonial style, looks out on this lovely spot with its arches and columns. In the living room there is a stunning stone fireplace at one end and the front window view has a lovely effect. Through an arch at the back, a bright, hospitable dining room can be seen. The kitchen enjoys the spacious planning of the rest of the house. A stairway down to the service basement is placed right near the kitchen, but most convenient to the front hall, too. On the lower level is a two-car garage, laundry and heater room as well as a recreation play room that can be entered from the back garden.

Architect: Derick B. Kipp.



FUTURE BEDROOM, Reduced Scale



BASEMENT LEVEL, Reduced Scale

The American Dream

PLAN NO. C-1805

Families in America today have a well-defined image of the house they want. It's not too big; three bedrooms are a "must"; and full bathroom and extra lavatory are necessities. Indoor and outdoor living facilities, real dining room and an efficient but charming kitchen, with lots of closets throughout, rounds out this perfect home picture. This plan comes true here. At the front, there's over 32' of living-dining space to combine for a large party. For informality, the family room off the kitchen takes the needs of the juniors into account. For summer, a door opens out to the terrace adding outdoor living in style. The kitchen is stepsaving, spacious and cheerful. From the service side of the terrace there is a back door into the laundry room, with an adjacent welcome lavatory, and there's a side service entry also, most unusual, with three steps up to the mud room or access to the cellar

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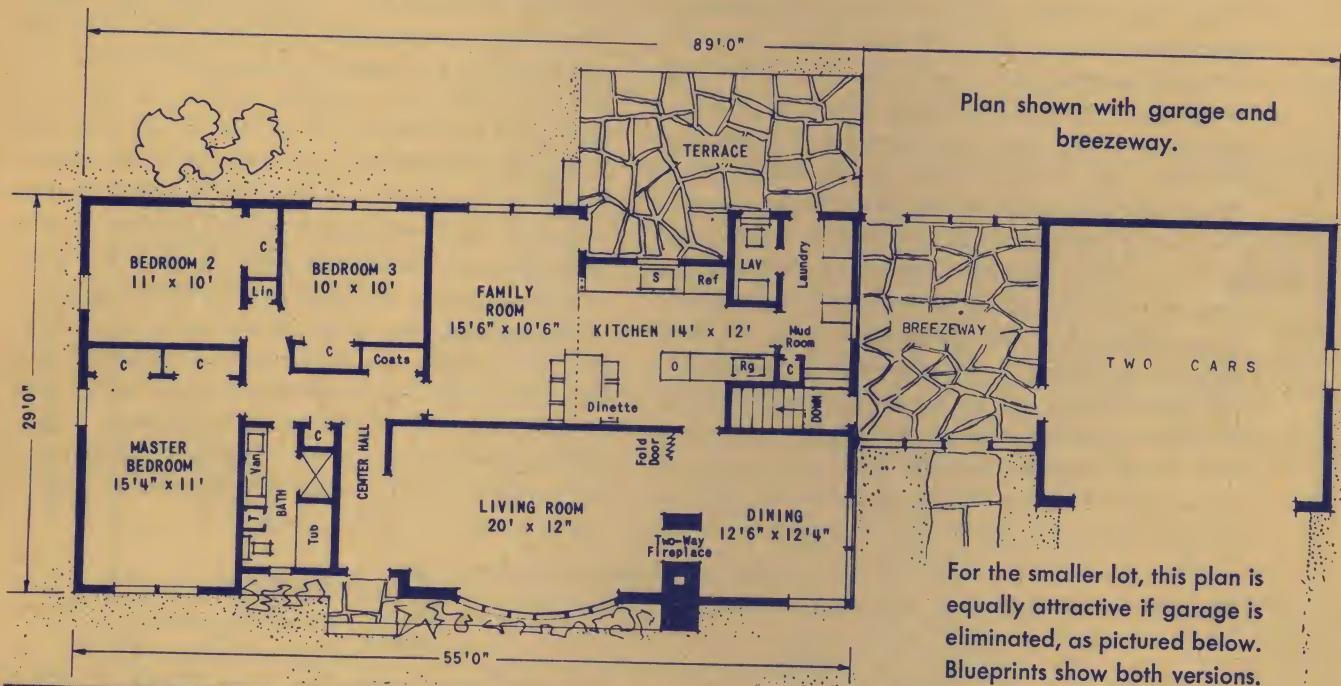


stairs, all of which keeps the kitchen as well as other areas of the house insulated from all but necessary traffic. The bedroom wing is completely private. The master bedroom has two exposures and wall space for comfortable furniture placement. Bedrooms for the children are at the back and the large bathroom has double features.

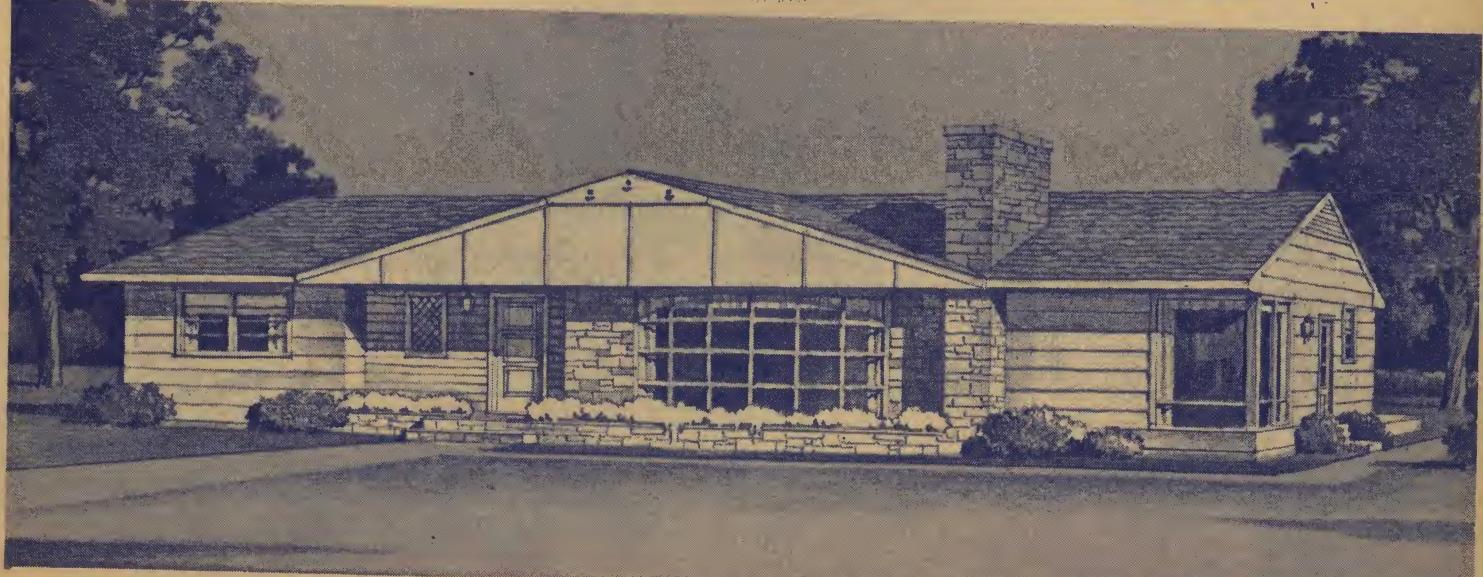
Overall Dimensions: 55' x 29'.

Square Feet: 1,455.

Architect: Lester Cohen.



For the smaller lot, this plan is equally attractive if garage is eliminated, as pictured below. Blueprints show both versions.





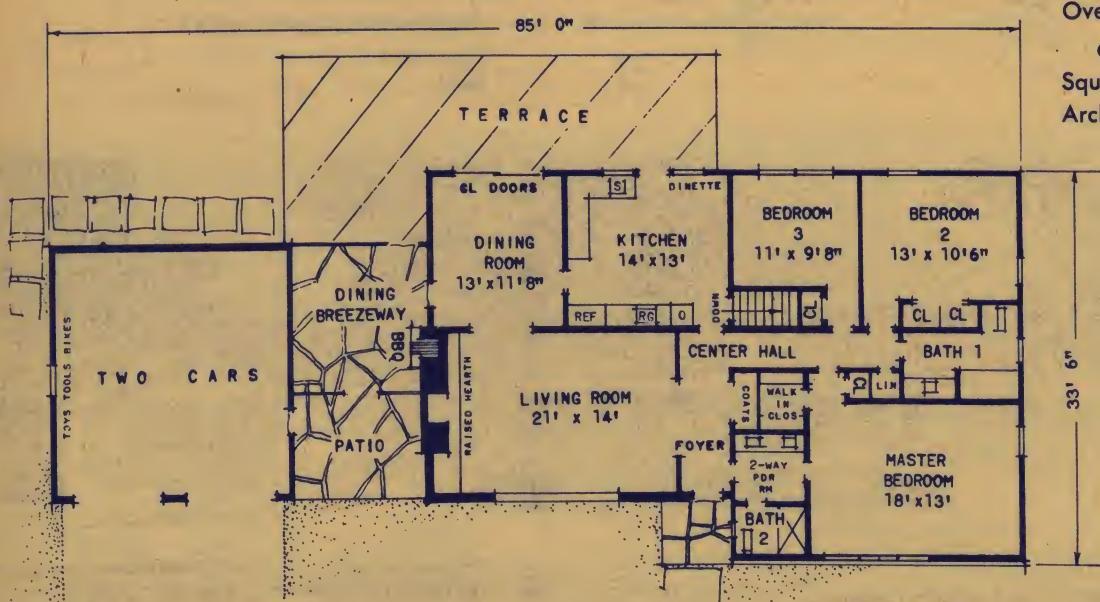
HOUSE PLAN HEADQUARTERS, 48 W. 48, N. Y. 10036

Long and Luxurious

PLAN NO. C-9176

This house offers you luxurious touches in combination with a practical floor plan. It has a most attractive exterior, combining cut stone and wood shingles with a long simple line, giving you a good chance for some really imaginative foundation planting. The attached two-car garage has storage space along the side for toys, tools, etc. and it has a door to the patio, too. Besides serving as a sheltered passage from house to garage, this patio and dining breezeway team up to give you a perfect place for warm weather entertaining, complete with flagstone floor, screening, barbecue fireplace and door to the terrace. The nice large terrace may also be reached through the kitchen or through sliding glass doors in the dining room. One of the nicest things about this dining room is that it is just a step away from breezeway, terrace, kitchen or living room, and it makes an elegant place for formal dining. In the kitchen there is a dinette corner, also stairs to the full basement and a fine

arrangement of utilities and work and storage space. At the front of the house, a flagstone entry leads directly into the foyer where there is a handy coat closet. This area gets plenty of natural light through the large window in the front door, designed to match the other windows along the front. To the left of the foyer is the living room; big windows along one wall and a cozy fireplace with raised hearth along another wall give you two focal points for some interesting decorating touches. All three bedrooms open off the center hall, as does the family bath. In the master bedroom there are four windows for cross-ventilation, two closets, one of which is a walk-in, and a door to Bath 2. This bath has been designed for use as a private bath for the master bedroom and as a guest powder room with an entrance from the foyer. It has a double vanity sink in an area separate from that with the enclosed tub. This house offers the kind of practical luxury so much in demand today.



Overall Dimensions: 52'4" x 33'6",
excluding garage.

Square Feet: 1,500.

Architect: Lester Cohen.

Cinderella House

PLAN NO. C-3807

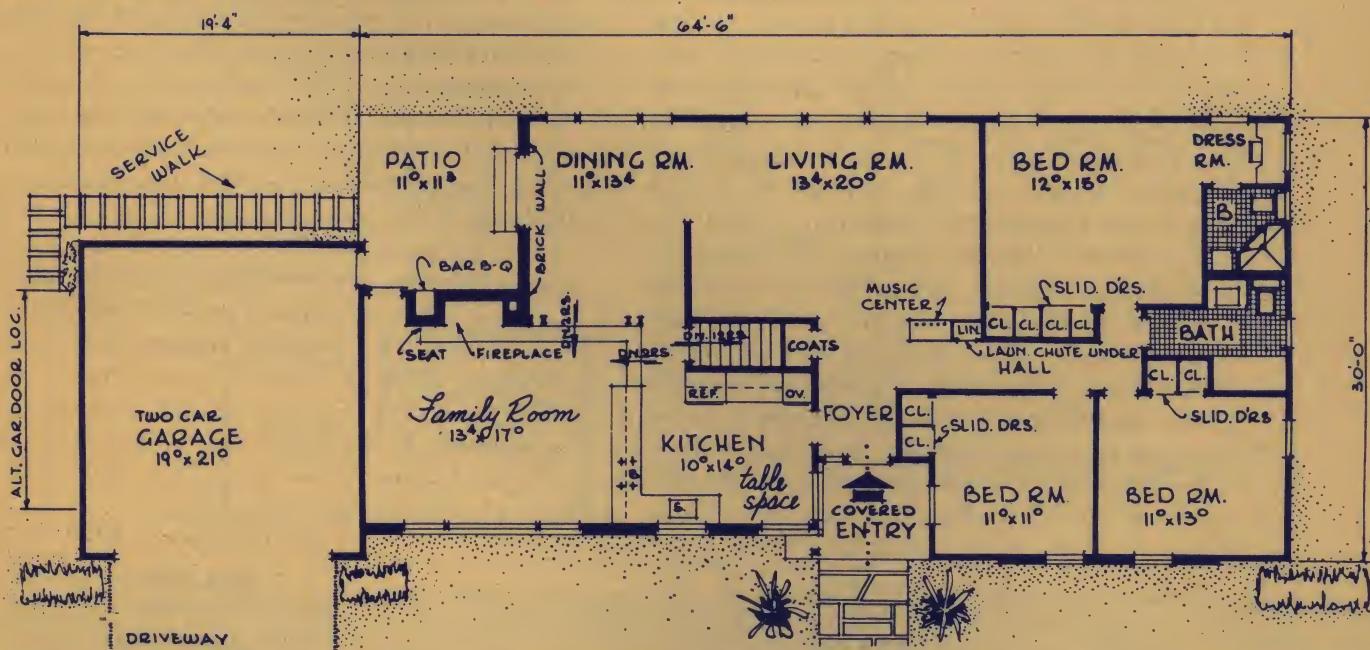
There's a "story book" quality about this house that surrounds it inside and out. The quaint leaded glass windows are unusually attractive and lend a look of enchantment to the exterior. The covered entry protects guests in all kinds of weather—the large foyer is perfect for greeting them and storing their coats. The kitchen has a plan which puts every utility within easy reach, and there is also room for family meals. Near the kitchen are the stairs to the cellar. Two steps down from the kitchen is the family room—it has a large window area and a big fireplace, and the bottom step has been extended to make a raised hearth seat. This spacious room will prove to be the family favorite for entertaining and relaxing, and in pleasant weather the patio can become an extension of this room. Since the patio is in a sheltered corner of the house it could easily be screened-in for maximum use. A built-in barbecue on the patio invites cook-out meals.

Overall Dimensions: 64'6" x 30'0".

Square Feet: 1,600.

Architect: Herman H. York.

The brick wall of the fireplace has been extended to cover one whole wall of the dining room, which is up two steps from the family room and the patio. The dining room and the living room have been placed at the rear of the house for quiet and privacy, and both rooms are ideally suited to more formal entertaining. The living room plan provides for a music center to add to the relaxing mood of this room. The two bedrooms at the front of the house have cross-ventilation and sliding door closets. There is a linen closet in the hall which serves them and the family bath. Under the linen closet there is a laundry chute to the cellar, a step-saver, indeed. The family bath has an alcove tub, and the bath in the master bedroom has a corner shower. Also in the master bedroom are two double closets, and a dressing room with vanity wall. The two car garage may be built with the door to the side of the house if desired, or as shown.





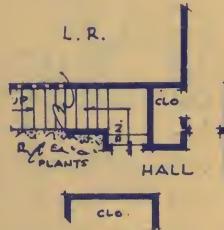
HOUSE PLAN HEADQUARTERS, 48 W. 48, N. Y. 10036

Five Bedrooms And Beautiful

PLAN NO. C-9334

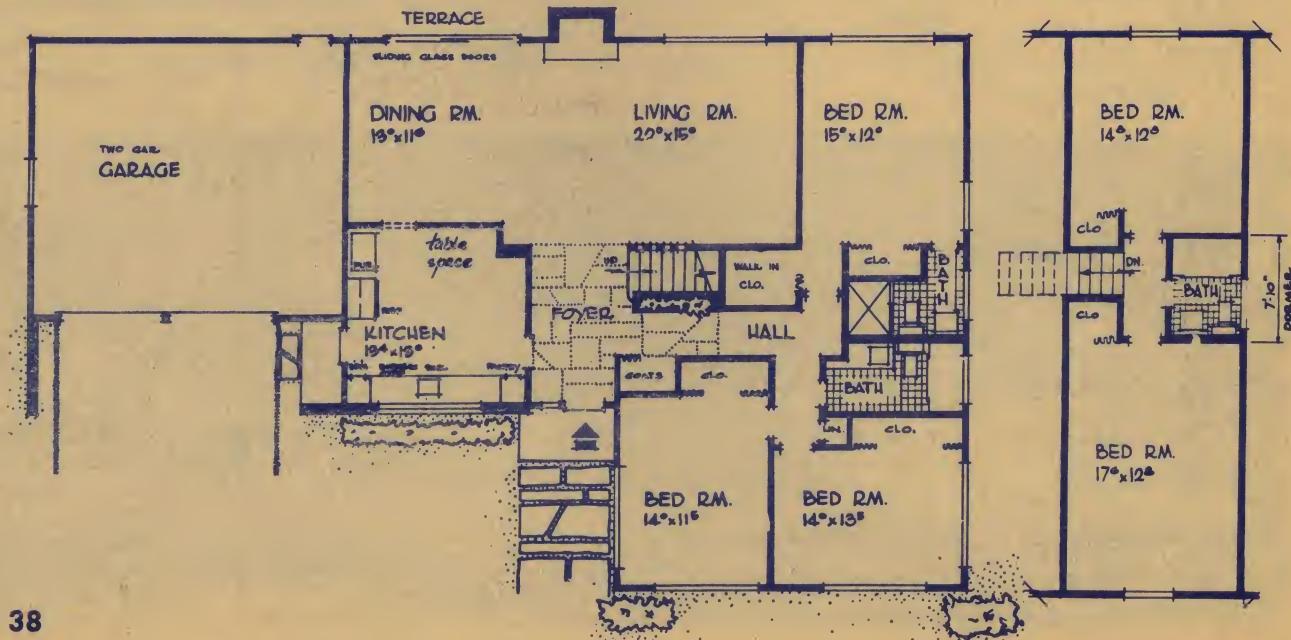
As a beginning, let's start with the exterior of this beautiful house: mellow wood shakes with fieldstone accents, interesting window treatments, a window box built in right under the kitchen window and elegant lines that will blend in with any site you choose to build on. Next to the front door there is a full-length glass panel which illuminates the foyer with its flagstone floor, coat closet and handsome planter. In the kitchen, at the left of the foyer, there is a pantry closet, a broom closet, a corner table space and a fine layout of appliances and cabinets, plus a service entrance and a space for a furnace. The attached two-car garage has a door to the terrace, as does the dining room. Both the living room and the dining room are in one large area at the rear of the house—the living room has a picture window at the back and the dining room has sliding glass doors. There is a fireplace which is centrally located so that it can be used and enjoyed from either area. The open arrangement of these rooms permits you to decorate and use them as best suits your family and their activities. The two front bedrooms

on the first floor have big closets with folding doors and high, wide windows on two walls for maximum privacy and light. The rear bedroom has cross-ventilation as well, plus two closets, one a walk-in, and a private bath with enclosed shower. In the family bath there is a tub and a vanity sink; the linen closet is right next to it, in the hall. From the foyer there are stairs to the attic, and on this floor there are two more bedrooms and a third bath. Both bedrooms are very large and both have closets with folding doors. A really beautiful house and a fine investment for the future.



Overall Dimensions: 70' x 40'7".
Square Feet: 1,517 (1st floor).
Architect: Herman H. York.

Stairway, basement version



Large and Lovely

This is the kind of a house that is bound to give you that "love at first sight" feeling. You will find that the folks who pass by as well as those who drop in for a visit will applaud your good taste in choosing a home so perfect in every detail. From the weathervane topped cupola on the garage to the fieldstone planter wall and from the covered flagstone porch to the perky little dove cote, this exterior is most attractive. And naturally the interior complements it in every way. The main point, of course, is that every area contains a multitude of conveniences to make life easier and more pleasant for the entire family. The first bedroom off the center hall is perfectly located to double as a den, home office or playroom. Along with Bedroom 2 and Bedroom 4 it has a double closet with sliding doors and a double window. There is cross-ventilation in the master bedroom, a walk-in closet and a private bath com-

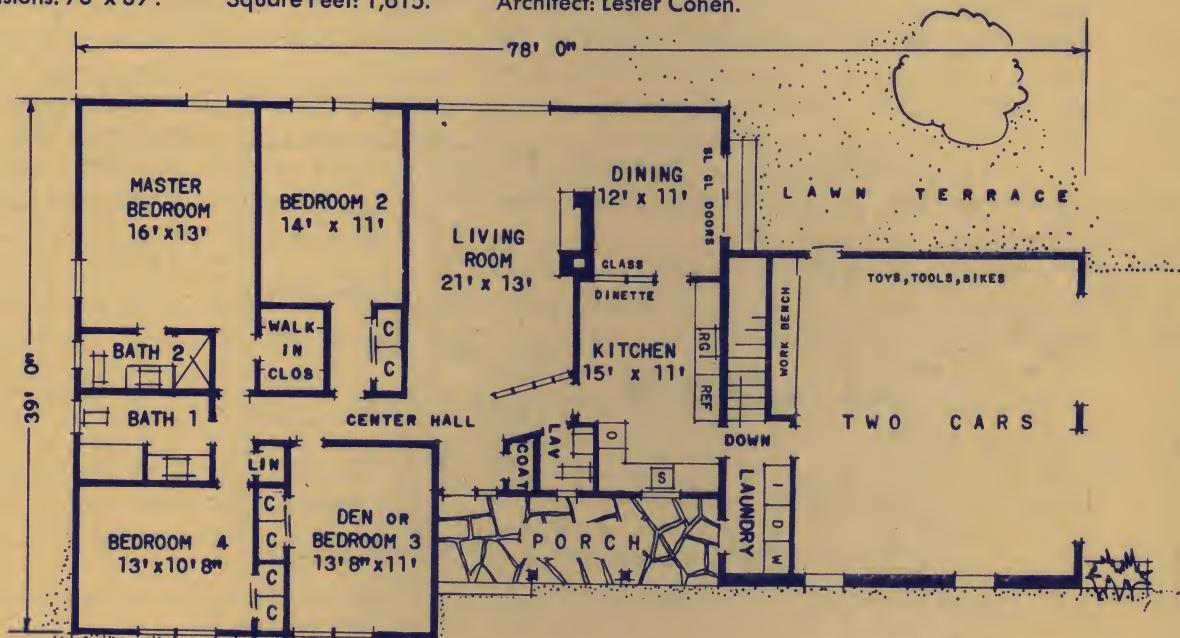
PLAN NO. C-8261

plete with vanity sink and enclosed shower. The family bath has a vanity sink, too, and a full tub. A linen closet at the end of the hall serves this bedroom area. This house has several entrances, each useful at different times. Guests will appreciate the sheltered front entrance from the porch, and the handy coat closet and adjacent lavatory, too. A busy family will appreciate the easy access to the laundry and basement stairs from either the porch, or garage. The attached two car garage also has a door to the lawn terrace as well as a work bench at the rear and storage space along one side. Add to all of these features a spacious and easy to work in kitchen, a handsome dining room with sliding glass doors opening on the terrace and a lovely living room with a picture window, corner hearth fireplace and decorative angled divider wall and you will see that this "love at first sight" feeling will be bound to last.

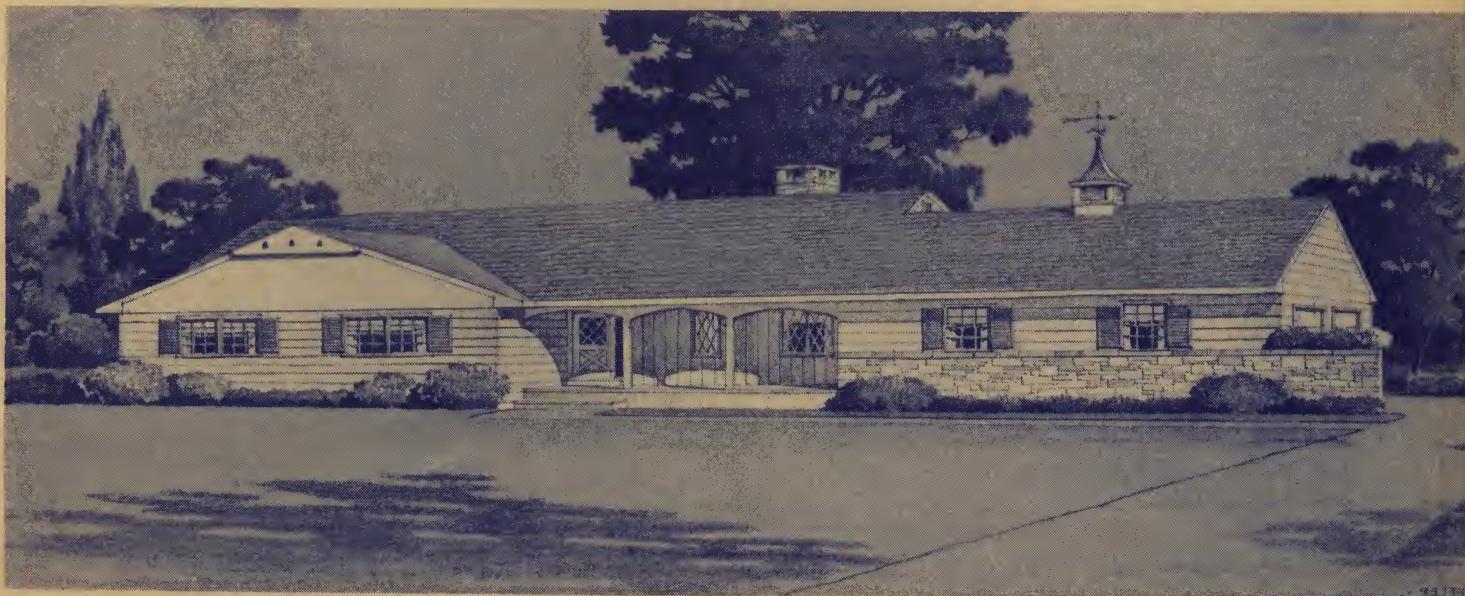
Overall Dimensions: 78' x 39'.

Square Feet: 1,615.

Architect: Lester Cohen.

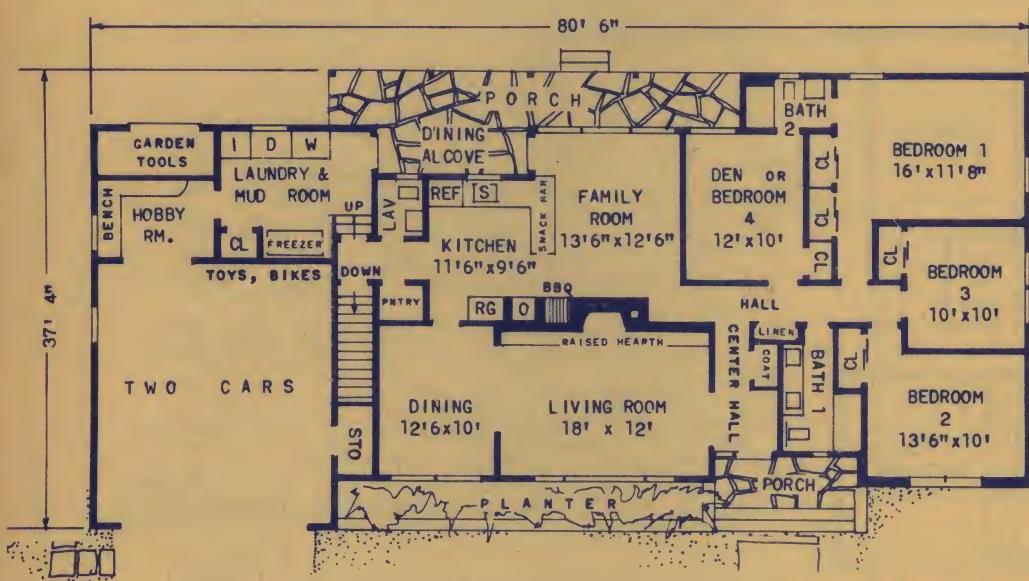


HOUSE PLAN HEADQUARTERS, 48 W. 48, N. Y. 10036



This is a very exciting house plan and one that is sure to be tremendously popular. First of all there is an exterior of clapboard and board siding, set off with a fieldstone chimney, planter and wall. The flagstone porch at the front is protected by a roof extension and trimmed with decorative pillars. Note the simplicity of the window treatment, which insures that every room will be bright and airy; in addition there is a glass panel next to the front door which helps to light the center hall. Then there is a wonderful floor plan that provides for every luxury necessary for complete livability. When guests arrive, hang their wraps in the coat closet in the hall and welcome them to the living room which is just to the left. With a picture window at the front and a fireplace with full width raised hearth at the rear, this room will be a pleasure to decorate and entertain in. The same holds true for the dining room, which has two big windows at the front and ample floor space for the most elegant of formal meals. The efficiency kitchen shares a snack bar

and a barbecue fireplace with the family room, it has a built-in oven and a counter-top range and the window above the sink looks out on the dining alcove of the porch. The family room has three big windows facing the porch as well as a door to that area, and for play time or informal entertaining or relaxing, both places cannot be surpassed. From either the porch or the kitchen it is easy to reach the pantry closet, lavatory, or laundry and mud room. Stairs to the basement and 27-foot recreation room are convenient. The mud room, which has a storage closet, also has room for a freezer and all laundry appliances. Next to it there is a hobby room with built-in work bench that has a door to the attached two car garage. A space especially designed for storing gardening equipment has an outside door for added convenience. There are four rooms in the bedroom area, all well planned with large closets and good ventilation. The family sized bath has a double vanity sink and a second bath in the rear can be shared by two bedrooms.



Overall Dimensions: 80' 6" x 37' 4".

Square Feet: 1,635, (excluding area behind garage).

Architect: Lester Cohen.

HOUSE PLAN HEADQUARTERS, 48 W. 48, N. Y. 10036





HOUSE PLAN HEADQUARTERS, 48 W. 48, N. Y. 10036

Everything In Its Place

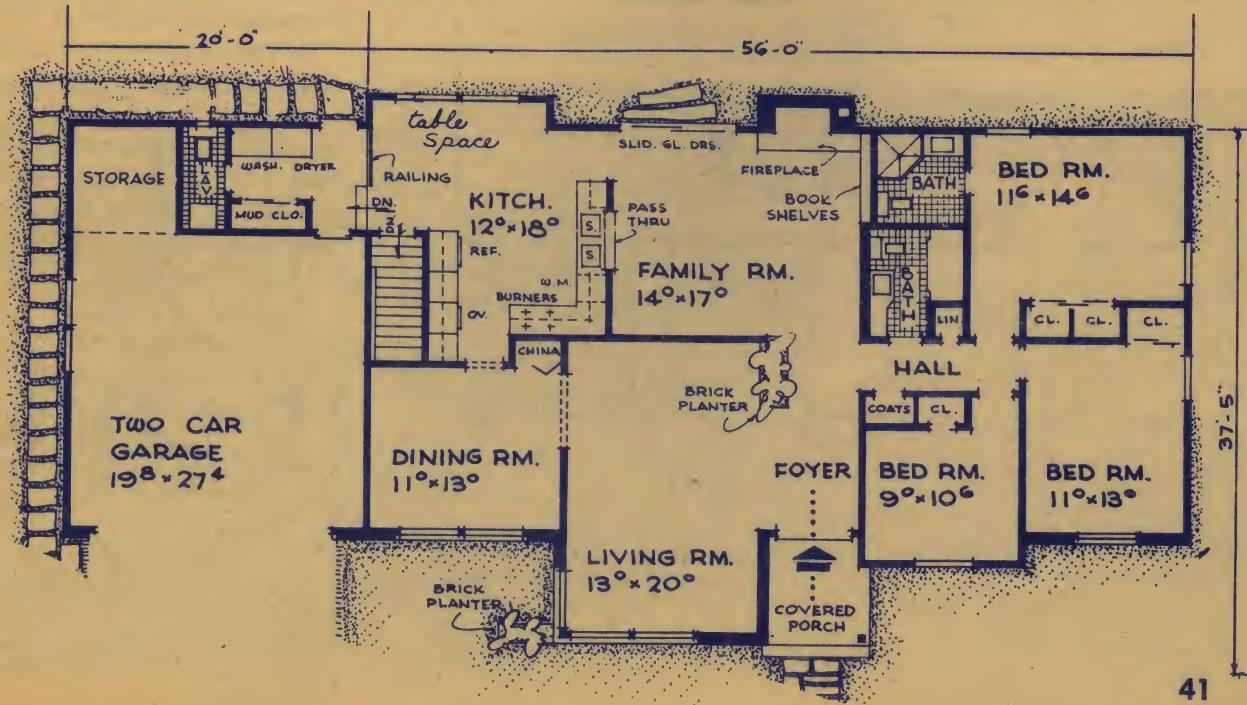
This plan is just big enough, and not too big, for perfect living. Each of the three bedrooms is proportioned to make children or parents comfortable without waste hall space or more room than is needed. The side bedrooms have two exposures and good closets and the third bedroom with its practical location could be a fine den or study. The private master bathroom has a corner stall-shower, and the family bathroom is fitted with a vanity for guest use, and an alcove tub. A covered porch and recessed entry lead into the house, to the foyer around which all planning revolves efficiently. A brick planter is lovely at the side of the living room right at the foyer, and there are corner windows in the delightful early American manner in the living room itself. To the side is the dining room, a room all to itself, but combining with the living room through an arch for extra entertaining area when it is needed. The rear of the house takes in utility and stor-

age area, kitchen and family room. This last area has been most thoughtfully planned for family activities. There's a big fireplace and built-in bookshelves on the side. Sliding glass doors form a window wall that takes into account the terrace activities that you'll want in good weather. A pass-through connects to the kitchen, and serving of TV snacks can be handled efficiently and easily. The kitchen is very large but very easy to handle. Appliances and counters and cupboards are arranged in an L-shape on one side and in a row on the other—two good work areas that can be used by more than one person without interference. Table space is at the back at sunny windows with an open railing overlooking the service entry two steps below. Here, just inside the back door, are the laundry and storage features that every homemaker loves, plus a neat service laundry. There's entry to the garage and the special storage area, another service feature.

Overall Dimensions: 76' x 37'5", including garage.

Square Feet: 1,690.

Architect: Herman H. York.





HOUSE PLAN HEADQUARTERS, 48 W. 48, N. Y. 10036

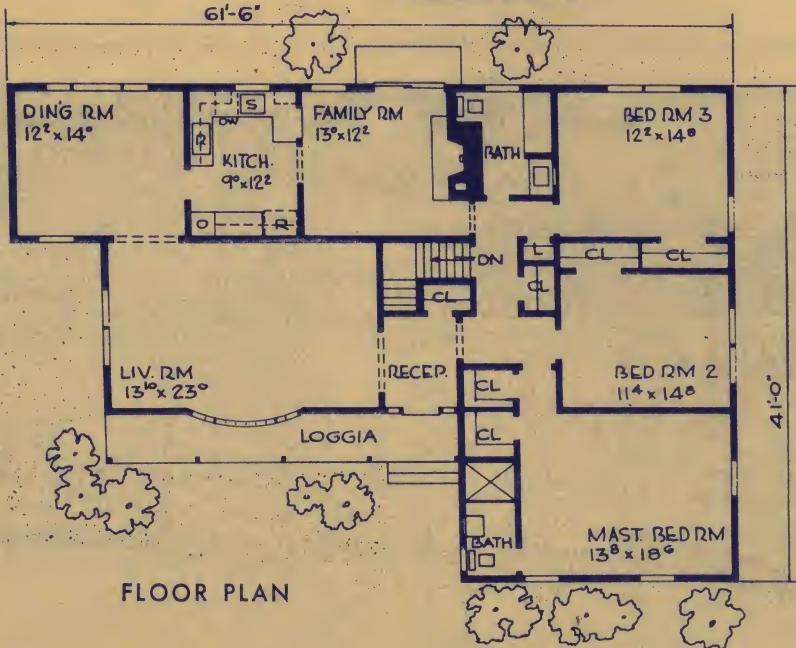
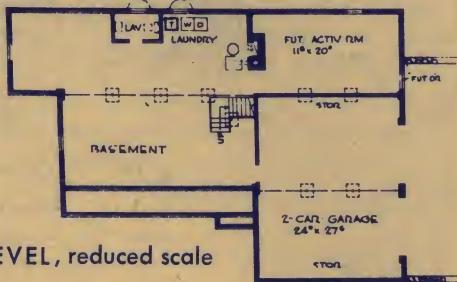
Purposeful Planning

This comfortable home has a floor plan that achieves a sense of unity through purposeful planning. It's a nice large house and the rooms are spacious and well-proportioned, planned throughout to accommodate the traffic patterns of an active family. Note that all three bedrooms and the family bath open off a center hall which is just a step away from the family room or the reception hall and all have the privacy and quiet so desirable in such an area. The master bedroom has three windows giving cross-ventilation, two large closets and a private bath with enclosed

shower. Bedroom 2 has two windows and a large closet and bedroom 3 has three windows and a large closet. In the family bath there is a full tub and a vanity sink. A linen closet, a storage closet and the stairs to the basement all open off the center hall and the reception hall has a convenient coat closet. The daytime activity center of the house is located at the rear which gives it the triple advantage of privacy, a good view and a vantage spot for watching children at play. This family room, with its large window, sliding glass doors and cheerful fireplace will quickly become a family favorite and the real heart of the home. In the neat and pretty kitchen there is room for a dishwasher, counter-top range and built-in oven and lots and lots of cabinets. It's just a step from the kitchen to the formal dining room with the four big windows making a sunny cross-ventilated area for companionable meals. The living room has been tucked away from the usual daily hubbub, giving you a serene and charming place for entertaining, enhanced by a graceful bow window at the front. The lower level has a two-car garage with storage space along both sides, a laundry, a lavatory and an activity room that can be finished at some future date. Clapboard siding, lovely six-over-six windows and a hospitable loggia complete the picture of this well planned house.

PLAN NO. C-9336

LOWER LEVEL, reduced scale



Overall Dimensions: 61'6" x 41'.

Square Feet: 1,780.

Architect: Fenick . Vogel.

Very Interesting Plan

43

PLAN NO. C-9337

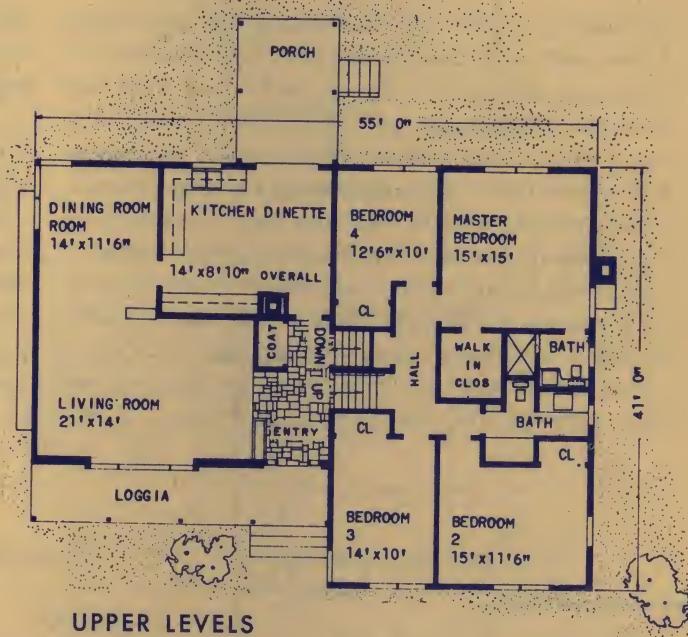
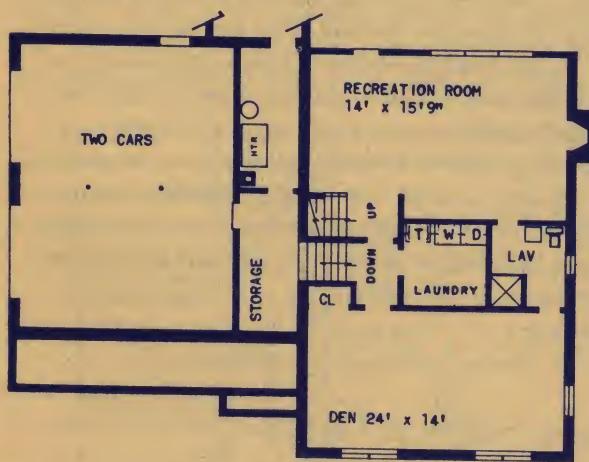
A well designed split-level house such as this one means a very interesting floor plan and a very interesting house in which to live. The separate levels give added privacy, there is a variety to the room arrangements and there are no tiresome long stairs to climb. Here the front entry has a flagstone floor, a decorative planter and a big coat closet. On the same level is the living room with dining room to the rear. There are three windows in the living room facing on the loggia and three in a corner of the dining room. With plenty of wall space and plenty of floor space you will find it a pleasure to decorate these two rooms, either as separate areas or as one large and lovely unit. Any furniture style, from Early American to strictly modern would fit perfectly in these surroundings. The kitchen is roomy and well planned; a pleasant and cheerful place to work in. The dinette can double as a family room or play

room and the porch which opens from it will prove a very popular spot during the warm weather months, especially if it's screened or glassed in. A short flight of stairs leads to the bedroom level. Both front rooms have cross-ventilation with three windows and nice large closets. The master bedroom has a similar window arrangement plus a huge walk-in closet and a private bath with a vanity sink and enclosed shower. Bedroom 4 has a large closet and two windows facing on the rear of the house. In the family bath there is a full tub and a vanity sink. Another short flight of stairs in the entry hall leads down to the lower level. Here there is a den, laundry room, lavatory, recreation room with fireplace, storage room with garage entrance and heater room, in addition to a two car garage. The exterior is every bit as attractive and interesting as the interior, and the loggia shelters arrivals.

Overall Dimensions: 55' x 41'.

Square Feet: 1,795 upper levels.

Architect: Fenick A. Vogel.



HOUSE PLAN HEADQUARTERS, 48 W. 48, N. Y. 10036





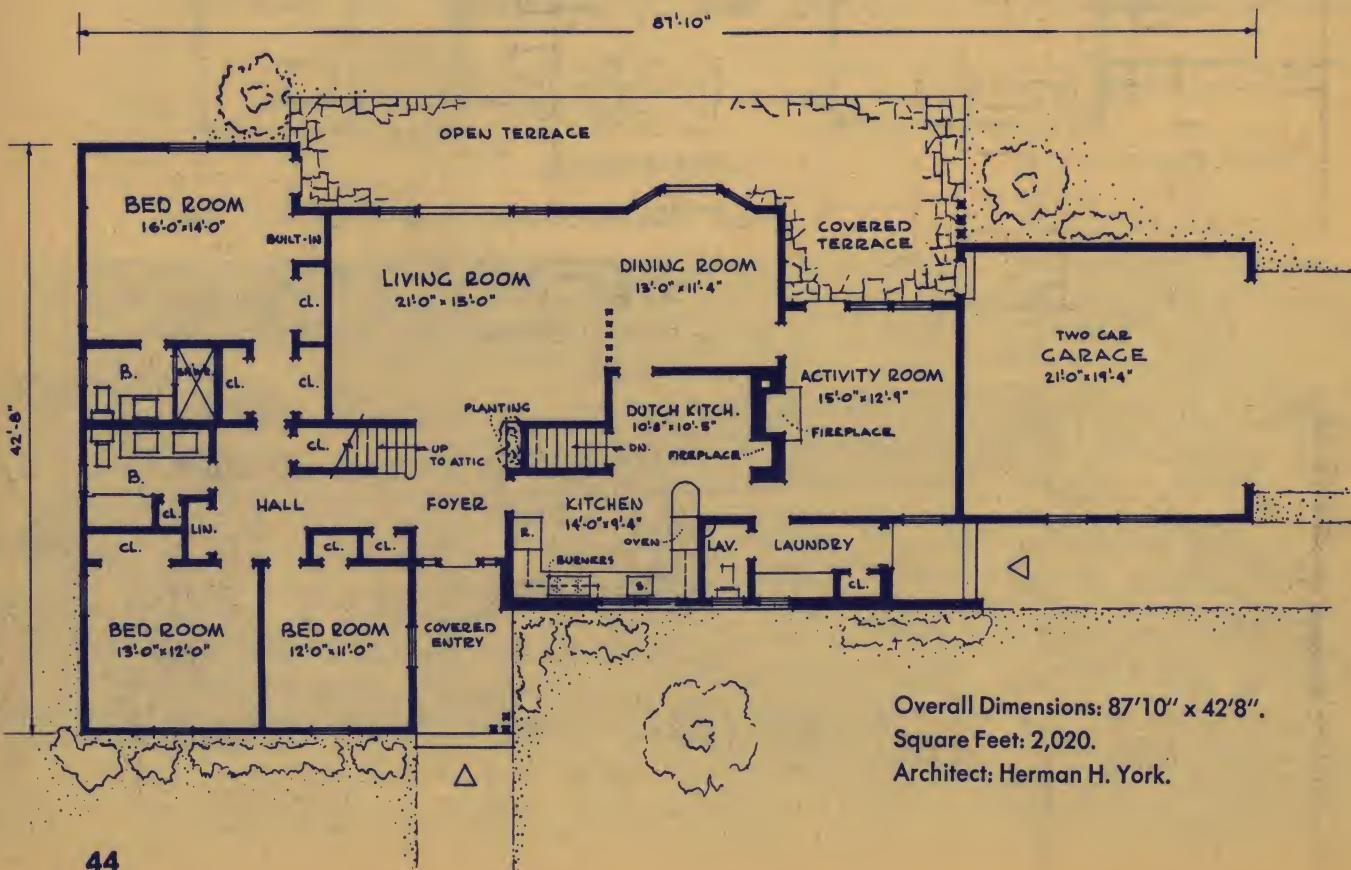
HOUSE PLAN HEADQUARTERS, 48 W. 48, N. Y. 10036

Long on Luxury

Specializing in style and convenience, and charmingly detailed both outside and inside, this house combines living luxury and comfort. The spacious living room has been put at the rear of the house to give both privacy and a view. A large picture window makes the terrace and its view seem a part of this room, and a bay window creates the same effect in the dining room. For entertaining or relaxing in nice weather the covered terrace is sure to be a favorite spot—when indoor activity is called for there is a special room complete with fireplace. The kitchen is actually two rooms—one equipped with every convenience to make preparing meals a pleasure, and the other equipped with a fireplace, for cozy dining or just

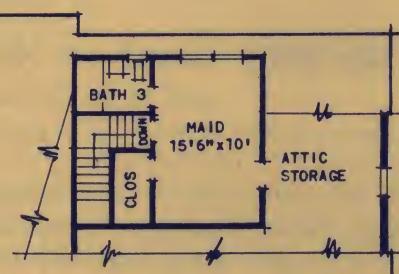
PLAN NO. C-4871

plain relaxing. Nearby there is a lavatory with a corner sink, and a laundry room with a door leading to a covered outside porch. Also on this side of the house is the two car garage which can be reached from the covered terrace, and the stairs leading from the kitchen to the cellar. In the sleeping area are two bedrooms at the front of the house, each has cross ventilation and a large closet. The family bath has twin vanity sinks, a full bath and a storage closet, and in the main hall there are two closets for additional storage. The master bedroom has two exposures, built-in drawers or shelves, three large closets, a private bath with a vanity sink and a stall shower, and its own entry to the terrace.

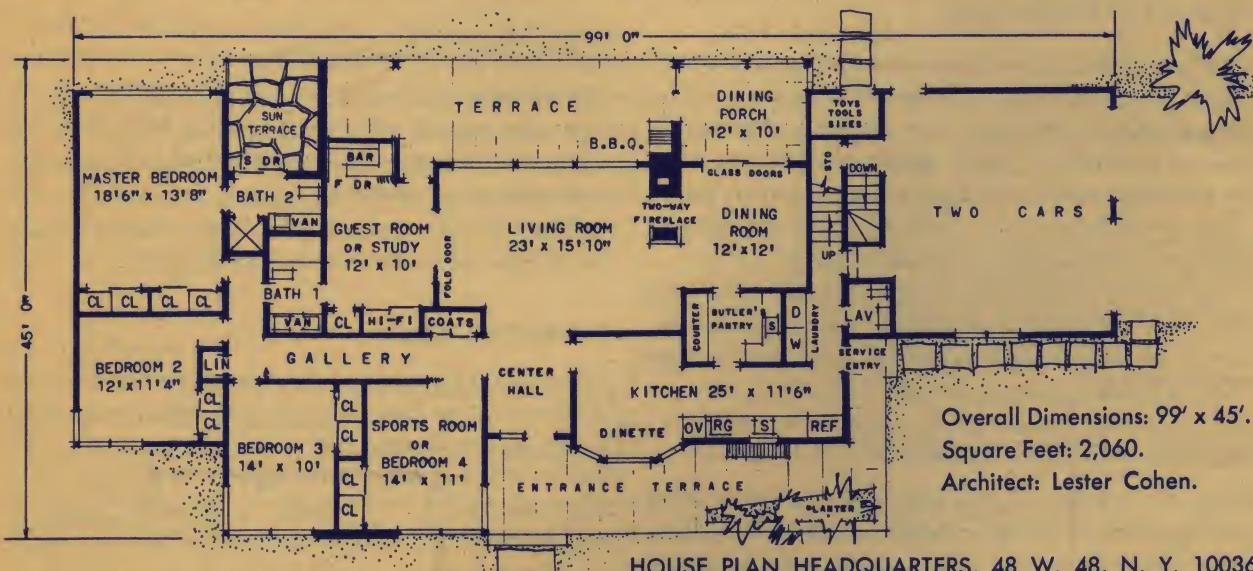


This house has a timeless quality of elegance, and large rooms that will please the most discriminating taste. The exterior is done in board siding and shingles, with cut stone used as an accent. There is a handsome entrance terrace with a corner planter; the front door has three windows along one side which let light into the center hall from which every area of the house can be reached. In the living room there is a window wall facing on the terrace, and a two-way fireplace serving as a divider between the living room and the dining room. This fireplace may be lit and enjoyed in both rooms, and it shares a chimney with the barbecue fireplace on the terrace. For warm weather meals there is a glassed-in dining porch, reached from the dining room through sliding glass doors, and between the dining room and the kitchen there is a large butler's pantry with lots of storage space and an extra sink. In one part of the kitchen is a spacious dinette with a big bay window, and in the other part a compact grouping of utilities. Also in this area is a service entry, a laundry unit, and a lavatory. At the rear of the two car garage there is a storage room with an outside entrance, an inside storage closet, stairs to the basement, and the stairs up to the garage apartment. This area over the garage will add a large maid's room, a big closet, a

complete bath, and extra storage space. One end of the living room has a folding door separating it from the guest room-study where another folding door conceals a built-in bar. In addition, this room has a door to the terrace, a closet, a space for Hi-Fi equipment, and a private door to the family bath, with its guest vanity. Bedrooms 2, 3 and 4 have corner windows and double sliding door closets; at one end of the gallery there is a coat closet, and at the other end a linen closet. The master bedroom has a window wall, four closets with sliding doors, and its own bath with a stall shower and a vanity sink. A private sun terrace for year round enjoyment, is a bonus when the house is properly oriented.



Maid's room over garage.



HOUSE PLAN HEADQUARTERS, 48 W. 48, N. Y. 10036





BLUEPRINT CHANGES

Your contractor can make changes in dimensions on your plans, in most instances with little trouble. However, if you wish to make serious alterations in the plans, why not look a bit further among our other plan books, listed inside the back cover, first? You may find exactly what you want in another plan, or you may find one that can meet your requirements with only minor changes.

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If the house plan (for example) calls for frame siding, you can build it of brick, concrete block or other materials. Your contractor can do this easily—only the width of the exterior walls must be adjusted.

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If the plan you choose calls for a basement but you would prefer a utility room, no serious problem arises. The space occupied by the approach to the basement and the basement stairway usually is enough for the heating plant and water heater. Such a change can easily be made from our blueprints by your contractor.

Conversely, the adaptation of a basementless plan to one with a basement can be made by the contractor.

PLANS SOLD NATION-WIDE

We do regret that we cannot tell you exactly where in your area you can see a finished house built from the plans you select. We don't get the addresses of the building lots from people who buy plans.

We would like to furnish this information, but under the circumstances only rarely can we do so.

ESTIMATING COSTS

We cannot tell you exactly how much the home of your choice will cost. Each plan has been tested many times in actual construction, but prices vary so widely from area to area that only a local expert can give you fairly exact information. That means a contractor, materials dealer, or your local bank or building and loan association.

In general, costs are reckoned on a square foot basis; and in most cases these costs will range from \$10 to \$15 a square foot of living space, assuming that the work is contracted out.

Costs also will vary with the extras you add to the plans, and the amount of work you do yourself—like landscaping, or decorating.

In order to help you get a local estimate of cost, the size of each house is shown by square feet of living area. Unless otherwise specified, this does not include porches, garages, terraces, etc., since many of these features are optional and, of course, cost less per square foot to build than the main dwelling.

Facts You Will Want to Know

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All our plans meet FHA standards. That makes it possible for you to obtain FHA-insured financing; it also means the plans have met the exacting standards of the government's top housing experts.

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With all plans, we furnish—at no extra cost—specification sheets showing all the important materials going into the house, describing their quality, and giving details of construction. These specifications will save you an enormous amount of time and labor, as well as money. They are the basis for the contract between you and your builders; or your guide, if you build yourself.

The quality of materials and construction actually going into the house can be checked against this list, as construction proceeds. Specifications also will enable you to obtain the best possible mortgage terms.

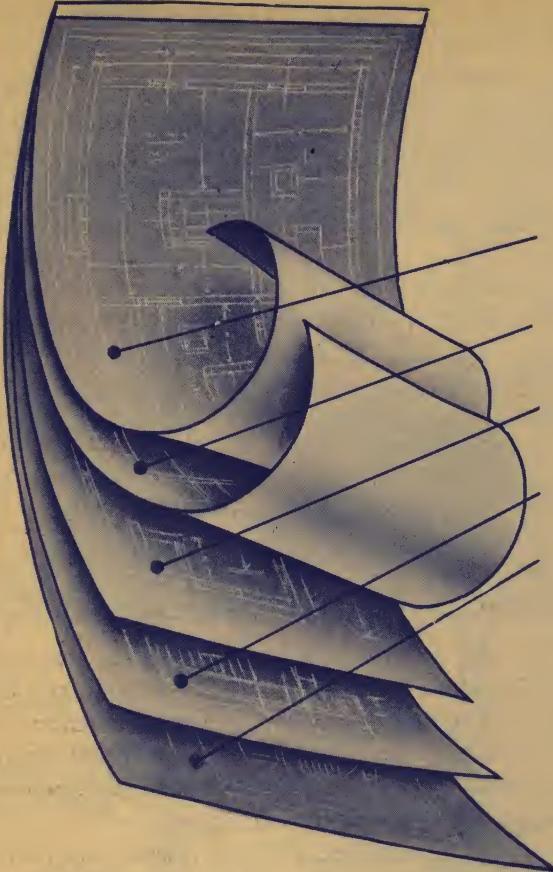
LUMBER AND MILL CHECK-LISTS

Only local experts can give you exact estimates of labor and materials. To aid you, a lumber check-list is included with blueprints so that exact quantities can be figured for the plan you select in your own building area.

REVERSE PLANS

If you desire, we will furnish reverse plans. If you find that a particular house plan would suit you—or your lot—better if it were reversed, we will (on request) send some of the blueprints transposed as in a mirror. If you order four sets of plans, for example, we will send one mirror image, and three in the original position so that you can read the figures and directions easily.

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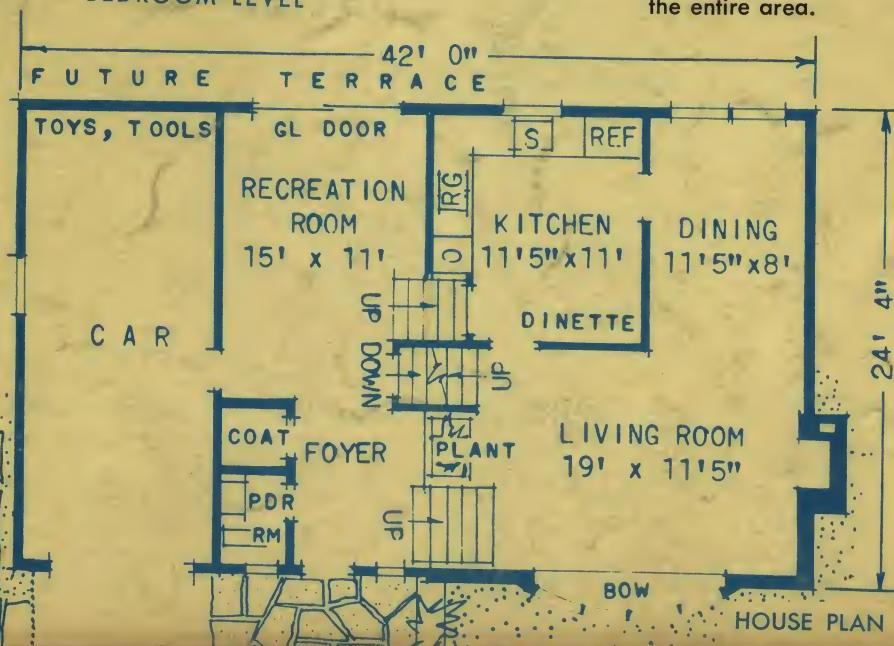


Fine for a Family

PLAN NO. C-2017

Fit for a king, and just fine for your family—that's what this split-level home is. Perfectly suited to a gently sloping lot, it has an exterior of wood shingles and mellow brick, and a brick planter next to the front door. The main entry is on the lower level and leads into a large foyer, where there is a powder room and a coat closet. Beyond that is a recreation room which has sliding glass doors opening

on the terrace area at the rear, making it an ideal spot for family relaxation all year round. The attached garage, with storage space at the back, opens into the recreation room. From this lower level there are stairs which go down to the basement, and up to the main living areas of the house. In the living room, at the front, is a gracefully curving bow window which looks out on the small enclosed garden, and there is also a handsome fireplace, and a planter which gives the foyer as well as the living room a spot of welcome green beauty. Your entertaining area gains added dimensions because of the well situated dining room. It has two big windows which allow your guests to enjoy the view and the open plan lends itself well to interesting furniture arrangements. One of the most important rooms in any house, the kitchen, is designed here with a step-saving "L" shaped counter which holds the sink, built-in range, and lots of work and storage space. The refrigerator and oven are placed where you need them, and the dinette space is ample for family meals. On the third level there are three bedrooms and a complete bath. Ample closets and good ventilation mark bedrooms 2 and 3; the master bedroom has two closets and a private entry to the bath. In the bath is a built-in vanity sink and a full tub. A linen closet in the hall serves the entire area.



Overall Dimensions: 42' x 24'4".

Square Feet: 990.

Architect: Lester Cohen.

To order this plan
see page 47.



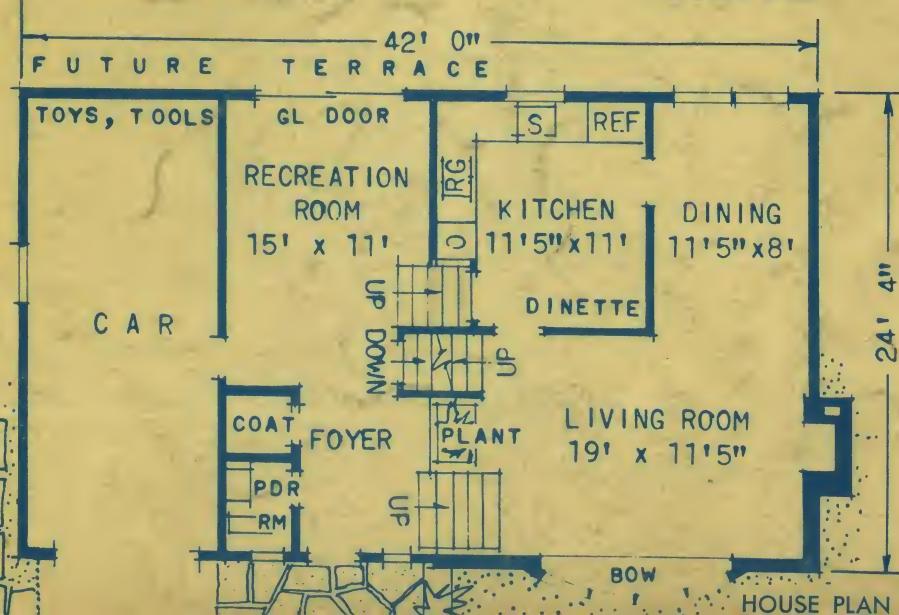
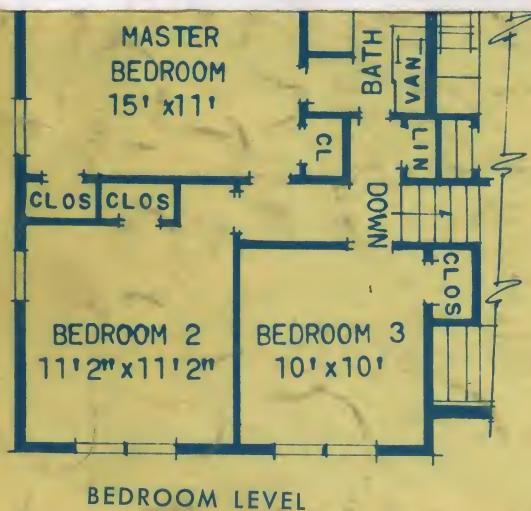
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PLAN NO. C-2017

area at the rear, making it an ideal spot for sun all year round. The attached garage, located at the back, opens into the recreation room. On the lower level there are stairs which go down and up to the main living areas of the house. At the front, at the front, is a gracefully curved entrance which looks out on the small enclosed porch. There is also a handsome fireplace, and a large window in the living room which gives the foyer as well as the living room a spot of welcome green beauty. Your entertaining area gains added dimensions because of the well situated dining room. It has two big windows which allow your guests to enjoy the view and the open plan lends itself well to interesting furniture arrangements. One of the most important rooms in any house, the kitchen, is designed here with a step-saving "L" shaped counter which holds the sink, built-in range, and lots of work and storage space. The refrigerator and oven are placed where you need them, and the dinette space is ample for family meals. On the third level there are three bedrooms and a complete bath. Ample closets and good ventilation mark the bedrooms 2 and 3; the master bedroom has two closets and a private entry to the bath. In the bath is a built-in vanity sink and a full tub. A linen closet in the hall serves the entire area.

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